



Scott County
Planning Advisory Commission
June 8, 2020
6:30PM

The Scott County Planning Advisory Commission meeting for June 8, 2020, pursuant to Minnesota Statue 13D.021, will be conducted in a video conference format and live streamed for public viewing. A local state of emergency has been declared due to the ongoing health pandemic. The regular meeting location, the Scott County Board Room, is closed to the public.

The meeting will be webcast live on YouTube. A link to the Scott County YouTube video can be found on the official county website home page located at: www.scottcountymn.gov.

Broadcast from:
Scott County Government Center
County Board Room
200 Fourth Avenue West
Shakopee, MN



Scott County
June 8, 2020
Planning Advisory Commission Meeting

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**SCOTT COUNTY
PLANNING ADVISORY COMMISSION
AGENDA**

**Scott County Government Center
200 Fourth Avenue West
Shakopee, Minnesota**

Monday, June 8, 2020

County Board Room, teleconference & YouTube Live Webcast for Public Viewing at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

II. APPROVAL OF MAY 11, 2020 MINUTES

III. CONSENT AGENDA

(All items listed are considered by the Planning Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Planning Commission Board member or public member so requests, in which event the item will be removed from the Consent Agenda to be considered separately.)

3.1 PUBLIC HEARING 6:30 PM – BRUCE KOEPP (PL#2020-022)

- A. Request to Rezone 50.12 Acres From A-1, Agricultural Preservation District to A-3, Agricultural Preservation Density District.
- B. Request for Preliminary Plat and Final Plat of the Jonason Family Ridge Consisting of one lot and two Outlots on 50.12 Acres in the A-3 District

Location: Section 27
Township: Blakeley
Current Zoning: A-1

3.2 PUBLIC HEARING 6:30 PM – WEBB PALLET SERVICES (PL#2020-013)

- A. Request for Conditional Use Permit Amendment to Construct Office Building and Other Site Alterations

Location: Section 4
Township: Sand Creek
Current Zoning: I-1

IV. PUBLIC HEARING – 6:35 PM – HIGHWAY 169 COMMERCIAL PLAT (PL#2017-003)

- A. Request for Preliminary Plat for Highway 169 Commercial Subdivision Consisting of 6 Lots on 40 Acres.

Location: Section 21
Township: Louisville
Current Zoning: C-1

V. PLANNING MANAGER UPDATE

VI. GENERAL & ADJOURN



**SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES**

**Scott County Government Center
200 Fourth Avenue West
Shakopee, Minnesota**

Monday, May 11, 2020

Broadcast via Webex Teleconference from Scott County Boardroom at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 6:30 pm with the following members present, Donna Hentges, Ed Hrabec, Lee Watson, Ray Huber, Barbara Johnson and Gary Hartmann. All present via Webex Teleconference.

County Staff Present: Brad Davis, Planning Manager; Marty Schmitz, Zoning Administrator; Greg Wagner, Principal Planner; Nathan Hall, Associate Planner, Kiera Swanson, Audio Visual Assistant; Tom Wolf, County Board Commissioner; and Barb Simonson, Deputy Clerk to the Board.

II. APPROVAL OF MARCH 9, 2020 MINUTES

Motion by Commissioner Huber; second by Commissioner Hrabec to approve the minutes of March 9, 2020 Planning Advisory meeting. Commissioner Hentges abstained from voting due to absence from the March 9, 2020 meeting. Commissioner Johnson and Commissioner Hartmann joined the meeting after the approval of the minutes.

Chair Vonhof called for a roll call vote with results as follows:

Commissioner Vonhof: Aye

Commissioner Hartmann: Not present at the time of the vote

Commissioner Hentges: Abstained, was not present at March meeting

Commissioner Hrabec: Aye

Commissioner Huber: Aye

Commissioner Johnson: Not present at the time of the vote

Commissioner Watson: Aye

The motion passed with 4 Ayes and 1 Abstained vote.

III. CONSENT AGENDA

3.1 PUBLIC HEARING 6:30 PM: DEM CON PROPERTIES (PL#2020-010)

- A. Request for Conditional Use Permit Amendment to for an Office, Contractor Yard and Recycling Center

Location:	Section 21
Township:	Louisville
Current Zoning:	I-1

Criteria for Approval (Chapter 2-6-1):

1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.
The uses are existing and will be combining to allow flexibility in the services that they provide, and the site is serviced by private septic and stormwater management.
2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.
The uses are allowed in the I-1 district through a CUP, and adjacent uses are also industrial in nature and of similar type. Screening and landscaping are in place and will be added to supplement the expanded contractor yard.
3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.
The existing structures are precast concrete panel building with natural color. The building will be similar to other Dem-Con buildings in the area.
4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
The use is consistent with the uses allowed as a CUP in the I-1, Rural Industrial District.
5. The use is not in conflict with the Comprehensive Plan of Scott County.
The Comprehensive Plan guides this property as Industrial.
6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.
Access to the site will be maintained from Dem-Con Drive, a paved Township road. Improvements and expansion on-site parking will provide additional parking.
7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.
The proposed business expansion will utilize an individual well and private sewage treatment system, as well as the existing stormwater management system that is designed for the proposed added impervious surface.
8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.
The proposed building will require building permits and review by the Scott County Building Department for conformance to the State Building Code.

Conditions of Approval:

1. The applicant is to notify the Scott County Zoning Administration Department in January of each year, stating they are in compliance with the conditions of the Conditional Use Permit (CUP).
2. This CUP is specifically issued to Dem-Con Companies LLC, applicant and property owner, for the operation of an office facility, contractor yard with outdoor storage, maintenance shop, and recycling center with outdoor storage.
3. Dem-Con Companies LLC may also lease space to other industrial users after review by Louisville Township and Scott County and issuance of a Certificate of Compliance.
4. If ownership changes or if modifications are proposed, the applicant shall review any operational changes with Louisville Township and Scott County to determine if the proposed operations are consistent with this CUP.
5. The Louisville Town Board may conduct an annual review of the business to ensure that it is in compliance with the CUP.
6. The applicant shall pay an annual inspection fee, if and when the County adopts an inspection fee

ordinance.

7. The property shall be developed according to the approved project plans dated February 21, 2020 and landscaping plan dated March 27, 2020. Any modifications to the project plans shall be reviewed by Louisville Township and Scott County Zoning Administration for conformance to the CUP.
8. All outside storage shall be in the rear or side yard as permitted by this CUP and the County Zoning Ordinance. Storage piles shall not exceed 30 feet in height.
9. All signage shall comply with County Zoning Ordinance regulations.
10. Oils, solvents, and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance, and all tenants shall obtain a hazardous waste license as required by Environmental Services.
11. The applicant shall obtain a solid waste license for any recycling materials processed on the site, as required by Environmental Services.
12. The property shall be maintained in a neat and orderly manner.

3.2 PUBLIC HEARING 6:30 PM: PAHL FAMILY TRUST (PL#2020-011)

- A. Request for Rezoning of 39.04 Acres From Urban Expansion Reserve District (UER) to Urban Expansion Reserve Cluster District (UER-C)

Location:	Section 16
Township:	Sand Creek
Current Zoning:	UER

Criteria for Approval:

1. *Consistency with the Comprehensive Plan* - the proposed rezoning conforms to the goals and policies contained in the 2040 Comprehensive Plan.
2. *Compatible with present and future land uses of the area* - the use is not changing and while the lot size is being reduced the overall density will remain at one unit per 40 acres.
3. *The proposed use conforms to all performance standards contained in the Zoning Ordinance* - the use of the property is not changing; a single-family home conforms to all zoning standards.
4. *Public Service Capacity* - the use is not changing and will not adversely impact public service capacity for local service providers.
5. *Adequate Roads or Highways to Serve the Subdivision* – the single-family home has frontage and driveway access to Akers Lane. No additional access is proposed.

Conditions of Approval:

1. Any conditions stated in the Sand Creek Township Board recommendation.

Motion by Commissioner Huber; second by Commissioner Hrabe to approve the consent agenda.

Chair Vonhof called for a roll call vote with results as follows:

Commissioner Vonhof: Aye

Commissioner Hartmann: Not present at the time of the vote

Commissioner Hentges: Aye

Commissioner Hrabe: Aye

Commissioner Huber: Aye

Commissioner Johnson: Not present at the time of the vote

Commissioner Watson: Aye

The motion passed with 5 Ayes

IV. PUBLIC HEARING 6:30 PM KABES FARM (PL#2019-092)

A. Request for Preliminary Plat and Final Plat of Kabes Farm Consisting of 10 Lots on 101.05 Acres

Location: Section 29
Township: Cedar Lake
Current Zoning: RR-1

Principal Planner Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the Scott County Website link: [May 11, 2020 Planning Advisory Commission Agenda Packet](#). (To view the staff report on the county website using the link, click on the download arrow and click on Agenda, then Save and then Open. Next open the bookmark at the top of the page and click on the Kabes Farm project name.)

Chair Vonhof opened the floor for Commissioner Questions and Comments:

Commissioner Huber inquired if the Township had recommended approval of the application. *Mr. Wagner reported on comments from Township Supervisor Rob Puncoschar that indicated they had no issues with the project but did state concerns with the driveways and the township plat fees are paid prior to mylar signing which will be addressed in the development agreement.*

Joe Lambrecht, Township Supervisor, commented the Township does not make a recommendation on any approvals because they are the road officials but leave the planning and zoning authority to the county.

Commissioner Johnson inquired about the Environmental Services report with regards to any drain tile on the property. The report did not indicate the matter was addressed. *Mr. Wagner reported that Mary VonEschen from Environmental Services spoke with the applicant and there is no known drain tile on the property and a note will be added to the preliminary plat. If during construction of the septic systems, drain tile is discovered, the applicant will need to address the issue with Environmental Services and adjacent landowners.*

Chair Vonhof opened the meeting for public comment. County staff reported they did not receive any public comment regarding the application prior or during the meeting.

Motion by Commissioner Hrabe to close the public hearing; second by Commissioner Huber to close the public hearing. The motion carried unanimously as follows per roll call vote:

Commissioner Vonhof: Aye
Commissioner Hartmann: Aye
Commissioner Hentges: Aye
Commissioner Hrabe: Aye
Commissioner Huber: Aye
Commissioner Johnson: Aye
Commissioner Watson: Aye

Motion by Commissioner Hentges; second by Commissioner Huber based on the criteria for approval listed in the staff report, to recommend approval of the preliminary plat and final plat of Kabes Farm, consisting of 10 lots on 101.05 acres, noting that this recommendation is subject to approval of the conditions listed in the staff report that must be satisfactorily addressed prior to county Board consideration of the project. The motion carried unanimously per roll call vote as follows:

Commissioner Vonhof: Aye
Commissioner Hartmann: Aye
Commissioner Hentges: Aye
Commissioner Hrabe: Aye
Commissioner Huber: Aye
Commissioner Johnson: Aye
Commissioner Watson: Aye

Criteria for Approval (Chapter 40):

1. *Adequate Drainage* – the proposed plat will meet all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – The proposed lots will have frontage and shared accesses off of 270th Street East and Vergus Avenue, both gravel Cedar Lake township roads.
4. *Adequate Waste Disposal Systems* – the proposed lots will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the development in the Rural Residential Area in Cedar Lake Township.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers as the lots will utilize the existing Township road for access.
7. *Consistency with the Minnesota Environmental Quality Board's Policies- the project falls below the 80 acres of changed land use threshold for requiring an Environmental Assessment Worksheet.*
8. *Consistency with Capital Improvement Plans* – the proposed plat is not requiring any county funded road improvements; therefore, it is consistent with the County's capital improvement plan.

V. PUBLIC HEARING 6:45 PM SHIMOTA ACRES (PL#2020-006)

- A. Request for Rezoning of 121.83 Acres From Urban Expansion Reserve District (UER) to Urban Transition Reserve Cluster District (UTR-C)
- B. Request for Preliminary & Final Plat of Shimota Acres Consisting of 11 lots and 2 Outlots on 121.83 Acres.

Location:	Section 25
Township:	Cedar Lake
Current Zoning:	UER

Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the Scott County Website link: [May 11, 2020 Planning Advisory Commission Agenda Packet](#). (To view the staff report on the county website using the link, click on the download arrow and click on Agenda, then Save and then Open. Next open the bookmark at the top of the page and click on the Shimota Acres project name.)

Chair Vonhof opened the floor to Commissioner comments and questions on Shimota Acres:

Chair Vonhof inquired about who is responsible for the maintenance on the filtration basins. *Mr. Wagner explained the stormwater facilities are the responsibility of the local township that have the ability to maintain facilities and assess maintenance costs to the subdivision property owners within the developer's agreement. It will be up to the Township to determine how they monitor and perform the maintenance.*

Rob Puncoschar, Cedar Lake Supervisor stated they would prefer not to maintain the infiltration basins in the development. In the past they have passed that responsibility onto the development itself and homeowner association and that is what they would like to see done in this matter as well.

Commissioner Hentges commented on Cedar Lake Township having a density requirement of 1 home per 10 acres and 10-acre lot size, which is not the case with this application. *Mr. Wagner explained there are areas along the western and eastern extents of the Township that are designated as future urban growth areas in the 2030 Comp Plan based on wastewater treatment plans and those boundaries were not changed in the 2040 plan. The subject property is included in these areas that will in the long term be urban and therefore can cluster at 1 dwelling per 10 acres.*

Commissioner Hartmann inquired about the lot sizes across the street in the Harvest Acres. *Mr. Wagner reported they are part of a cluster development and range from 2.5 acres to 5 acres.*

Chair Vonhof opened the meeting for public comments.

Principal Planner Greg Wagner reported he has responded to public comment and questions that were received prior to the meeting via phone and email which he read onto the record during the meeting. He also reported staff provided responses to the residents who sent emails prior to the meeting.

Sara Lenz (26575 Jonquil Ave) called and asked about:

- How the development will be set up, and if it will be similar to her development directly across Jonquil Ave?

Jeff Miles (5585 East 270th St) sent an email and is concerned about:

- Watershed from the homesites noting there is an existing strain on the east end of 270th St. already when it rains and in the spring. Asking if something will be done to correct the issue or keep it from getting worse.

Star Thorson and Jake Dahn (26645 Jonquil Avenue) sent an email and asked about:

- Water control/drainage easement
- Weed mitigation
- Jonquil Avenue maintenance
- Construction timeline
- Covenants for the development

John Geyen (5306 270th Street East) sent an email and asked about:

- Drainage plans
- Density allowances for the area

Emails were received during the meeting through the Planning Department email address. Planning Manager Brad Davis read the questions and comments on to the record at the meeting from the following residents' emails and Mr. Wagner responded to the comments (available on the meeting video):

Star Thorson (address unknown) asked about:

- The existence of drain tile on the property and how will it be handled if discovered.

- Drainage easement, grading, erosion control

Brad and Patti Tibbs (26505 Jonquil Ave) asked about:

- Allocation of any funds for Jonquil Avenue to mitigate stress and damage from construction vehicles and /or pavement of 270th Street.

Carolyn and Luke Friendshuh (address unknown) asked about:

- Construction equipment being limited to tarred portion of Jonquil Ave
- Rules for changing zoning to clustering, are the pretty much always granted
- Granting a variance

Criteria for Approval:

1. *Adequate Drainage* – the proposed plat will meet all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – The proposed lots will have frontage and shared accesses off Jonquil Avenue, a paved Cedar Lake/New Market Township road, and the existing farmstead off 270th Street East, a gravel Cedar Lake Township road.
4. *Adequate Waste Disposal Systems* – the proposed lots meet all requirements of the individual sewage treatment system ordinance.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the development in the Transition Area in Cedar Lake Township.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers as the lots will utilize the existing Township road for access.
7. *Consistency with the Minnesota Environmental Quality Board's Policies- the project falls below the 80 acres of changed land use threshold for requiring an Environmental Assessment Worksheet.*
8. *Consistency with Capital Improvement Plans* – the proposed plat is not requiring any county funded road improvements; therefore, it is consistent with the County's capital improvement plan.

Motion by Commissioner Johnson to close the public hearing; second by Commissioner Hartmann to close the public hearing.

**Commissioner Vonhof: Aye
Commissioner Hartmann: Aye
Commissioner Hentges: Aye
Commissioner Hrabe: Aye
Commissioner Huber: Aye
Commissioner Johnson: Aye
Commissioner Watson: Aye**

Motion by Commissioner Johnson; second by Commissioner Hentges based on the criteria for approval listed in the staff report, to recommend approval of the Conditional Use Permit for Greg Peterson Winery with the amendment of limited hours of operation of for Friday and Saturdays not past 10:00PM and Sundays not past 8:00PM. Also noting the Township of New Market recommended approval of the application with no parking on public roads. The motion carried unanimously.

Commissioner Vonhof: Aye
Commissioner Hartmann: Aye
Commissioner Hentges: Aye
Commissioner Hrabe: Aye
Commissioner Huber: Aye
Commissioner Johnson: Aye
Commissioner Watson: Aye

VII. PLANNING MANAGER UPDATE REPORT-Presented by Brad Davis

VIII. GENERAL & ADJOURN

Motion by Commissioner Hartmann; second by Commissioner Hrabe to adjourn the meeting at 7:40 PM. The motion carried unanimously per roll call vote as follows:

Commissioner Vonhof: Aye
Commissioner Hartmann: Aye
Commissioner Hentges: Aye
Commissioner Hrabe: Aye
Commissioner Huber: Aye
Commissioner Johnson: Aye
Commissioner Watson: Aye

Tom Vonhof
Chair, Planning Advisory Commission

Date

Barbara Simonson
Deputy Clerk to the Board

Date



STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8475 • Fax (952)496-8496 • Web www.co.scott.mn.us

Rezoning, Preliminary Plat, & Final Plat of The Jonason Family Ridge

Request:

- A) Rezoning of 50.12 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District.
- B) Preliminary Plat of The Jonason Family Ridge consisting of 1 lot and 2 outlots on 50.12 acres.
- C) Final Plat of The Jonason Family Ridge consisting of 1 lot and 2 outlots on 50.12 acres.

Marty Schmitz, Zoning Administrator, is the project manager and is available for questions at 952-496-8349.

General Information:

Applicant:	Mark Koepp Living Trust	Site Location:	North of 270 th Street W and West of Raven Road
Property Owners:	Mark Koepp Living Trust	Township:	Section 27, Blakeley
Public Hearing Date:	June 8, 2020	Action Deadline:	July 21, 2020 (60 Day)

Zoning/Comprehensive Plan Information:

Zoning District:	A-3, Agricultural Preservation Density	Comprehensive Land Use Plan:	Agricultural Area
Overlay Zoning District:	None	School District:	Belle Plaine #216
Watershed District:	Scott WMO	Fire District:	Belle Plaine
Ordinance Sections:	Chapter 27	Ambulance District:	Ridgeview Ambulance

Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Preliminary Plat
4. Final Plat

Comprehensive Plan-	The proposal is in conformance with the goals and policies identified in the Scott County 2040 Comprehensive Plan for land use in the Agricultural Area.
Adjacent Land Use/Zoning-	<u>North</u> – 30 acre agricultural parcel, zoned A-1 <u>South</u> – 94.81 acre farmstead, zoned A-3 <u>West</u> – 13 acre farmstead parcel & 67 acre agricultural parcel, zoned A-1 <u>East</u> – 40 acre agricultural parcel, zoned A-1
Existing Conditions-	The 50.12 acre parcel is all open agricultural land.
Ordinance Requirements-	<u>Density</u> – 1 dwelling unit per 40 acres. <u>Lot Size</u> – 1 acre of non-hydric soil to accommodate two (2) individual sewage treatment drain field sites. <u>Lot Width</u> – 150 feet from the front setback line maintained to the primary building site. <u>Structure Setbacks:</u> Front Yard: 100' from township road centerline or 67' from the township road right-of-way, whichever is greater. Side Yard: 30 feet Rear Yard: 60 feet
Proposed Development-	<u>Density</u> – 1 dwelling unit per 50.12 acres. <u>Lot Size</u> – 2.31 acre lot, 6.93 acre outlot, 38.65 acre outlot & 2.23 acres of dedicated road right-of-way. <u>Lot Width</u> – The minimum lot width proposed is 250 feet <u>Setbacks</u> – The proposed home location on Lot 1 meets all required structure setbacks.
Existing Roads-	The property has frontage on 270 th Street West and Raven Road, both gravel Blakeley Township roads.
Proposed Roads-	No new roads are proposed for this project.
Public Hearing Notice-	Required public hearing notices were mailed to all adjacent property owners within ½ mile of the project.

Site Photo:**Background**

The Mark Koepp Living Trust, applicant and property owner, is requesting to rezone a 50.12 acre parcel located in Section 27, Blakeley Township. The subject property is located on the northwest corner of 270th Street West and Raven Road, both gravel Blakeley Township roads. Rezoning from the A-1, Agricultural Preservation District, to the A-3, Agricultural Preservation Density District, will allow the applicant to split off a 2.31 acre building site for a single family home. Both zoning districts allow development at a 1 dwelling unit per 40 acre density; however, the A-3 district allows a lot size ranging from 1 acre to 2.5 acres to be created.

The applicant intends to create a building site on Lot 1, Block 1 of the proposed plat. The intention is for the residential property to be 10 acres total; however, County Zoning Ordinance regulations have a maximum 2.5 acre lot size in the A-3 district, so the plat proposes a 6.93 acre Outlot B north of Lot 1, Block 1 that would be owned in common. When the right-of-way is included along Lot 1, Block 1 and Outlot B the total is 10 acres. The County is looking to eliminate the maximum lot size limitation in the A-3 district as part of proposed Zoning Ordinance updates being considered this summer (July-August 2020).

Access & Roads:

The property has access on 270th Street West and Raven Road, both gravel township roads. The property has a field access on both roads, and the new home parcel will have an access to Raven Road. Any access permits would be reviewed and issued by Blakeley Township.

Septic:

Two septic drainfield locations were identified on Lot 1, Block 1, shown on the preliminary plat to the east of the proposed building site. These septic drainfield locations are being reviewed by Scott County Environmental Services for suitable soils and conformance to County Wastewater Treatment Ordinance regulations. Any

requirements or conditions of the Environmental Services review of the plat and septic locations has been listed as conditions of the rezoning and plat approval to be satisfied prior to County Board consideration.

Natural Resources:

There are no jurisdictional wetlands identified on the property nor in the National Wetland Inventory information available on County mapping applications. A Wetland Determination Report has been prepared by a licensed wetland delineator in accordance with Wetland Conservation Act requirements. All site grading and erosion control will be reviewed at time of building permit application.

Township Recommendation:

The Blakeley Town Board will be making a recommendation on the requests at their June 2020 monthly meeting. A copy of the recommendation will be provided at the public hearing.

Staff Recommendation:

Based on the project information submitted by the applicant and subject to the conditions of approval, the proposed rezoning and plat conforms to the Zoning and Subdivision Ordinances; therefore, staff recommends approval of the Rezoning, Preliminary Plat and Final Plat based on the criteria for approval listed below.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions listed in the Scott County Environmental Services review of the plat and proposed septic drainfield locations.
2. Any conditions listed in the Blakeley Township recommendation.
3. The County Recorder and Surveyor review and approve the plat.
4. Submittal of Title Commitment and approval by the County Attorney.
5. Payment of all Blakeley Township and Scott County Final Plat Fees.

Criteria for Approval:

1. *Adequate Drainage* – the proposed plat meets all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.
2. *Adequate Potable Water Supply* – the parcel will utilize an individual well.
3. *Adequate Roads or Highways to Serve the Subdivision* – the lot has frontage on 270th Street West and Raven Road, both gravel Blakeley Township roads. Access permits are required from the township for any new accesses.
4. *Adequate Waste Disposal Systems* – the proposed lot will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the development in the Agricultural Area.

6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.
8. *Consistency with Capital Improvement Plans* – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.

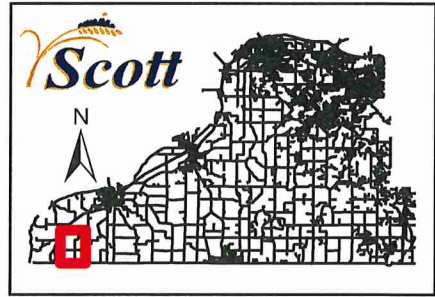
Planning Advisory Commission/Township Alternatives:

1. Approve the request as recommended by Planning Staff with the specified conditions.
2. Approve the request as recommended by the Planning Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

Suggested Motion for Planning Advisory Commission or Township Board:

Based on the criteria for approval listed in the staff report, I recommend approval of the rezoning, preliminary plat and final plat of The Jonason Family Ridge, consisting of 1 lot and 2 outlots on 50.12 acres, noting that this recommendation is subject to approval of the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the project.

**BLAKELEY TOWNSHIP
SECTION 27
MARK KOEPP LIVING TRUST
REQUEST FOR REZONING &
PRELIMINARY PLAT**



*Clarks
Lake*

260th Street West

Raven Road

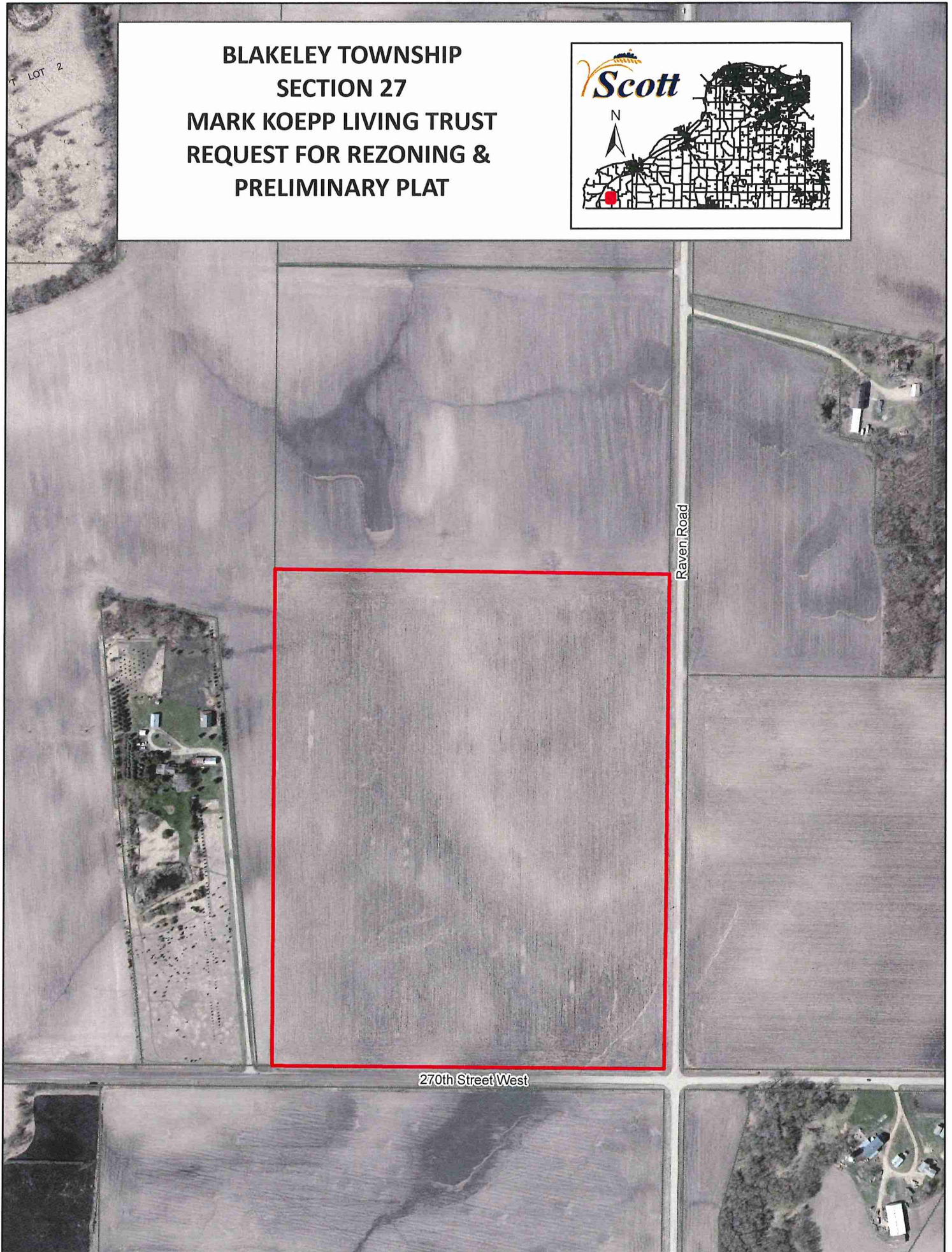
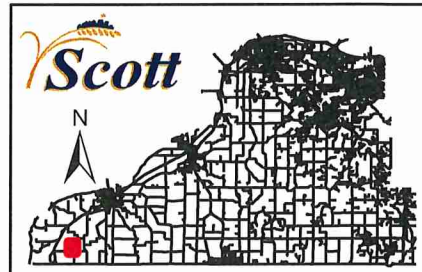
German Road

Pony Road

270th Street West

280th Street West

**BLAKELEY TOWNSHIP
SECTION 27
MARK KOEPP LIVING TRUST
REQUEST FOR REZONING &
PRELIMINARY PLAT**

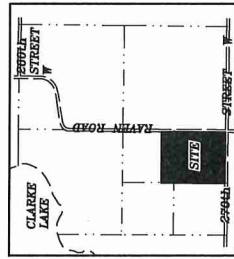


The Southeast Quarter of the Southwest Quarter of Section 27, Township 113, Range 25, Scott County, Minnesota together with the South 325.00 feet of the Northeast Quarter of the Southwest Quarter of Section 27, Township 113, Range 25, Scott County, Minnesota.

Parcel ID Number: 029270061.

- | | |
|---|------------------------------|
| 1. Fee ownership is vested in the Mark N. Kopp Trust | Parcel ID Number 0392700641. |
| 2. Address of the surveyed premises: None assigned | |
| 3. Showed premises shown on this survey map is: 0655 Sullivan Y (taxes determined to be outside the 6.2% annual share (Schedule)), according to Flood Insurance Rate Map Community No. 270428 Survey Map No. 0655 Sullivan Y, by the Federal Emergency Management Agency, effective dated February 19, 1987. | |
| 4. Boundary area of the surveyed premises: 50.12 acres; Parcel A1: 38.65 acres; Outlot B: 6.93 acres Dedline YW 2.23 acre. Lot 1: 2.31 acre. | |
| 5. A zoning endorsement letter was not submitted to the surveyor; The Scott County Zoning Ordinance, § 3, chapter 480, § 2, stated that the surveyed premises shown on this survey is currently zoned A-1 (Agricultural preserve District). Under the applicable zoning regulations, the current setback are: | |
| Buildings: Front = 67 feet from the local public road right-of-way | |

PART OF SEC. 27, T. 13, R. 25



SCOTT COUNTY, MINNESOTA
(NO SCALE)

[illegible]

1 INCH DEPOSITS 40 FEET

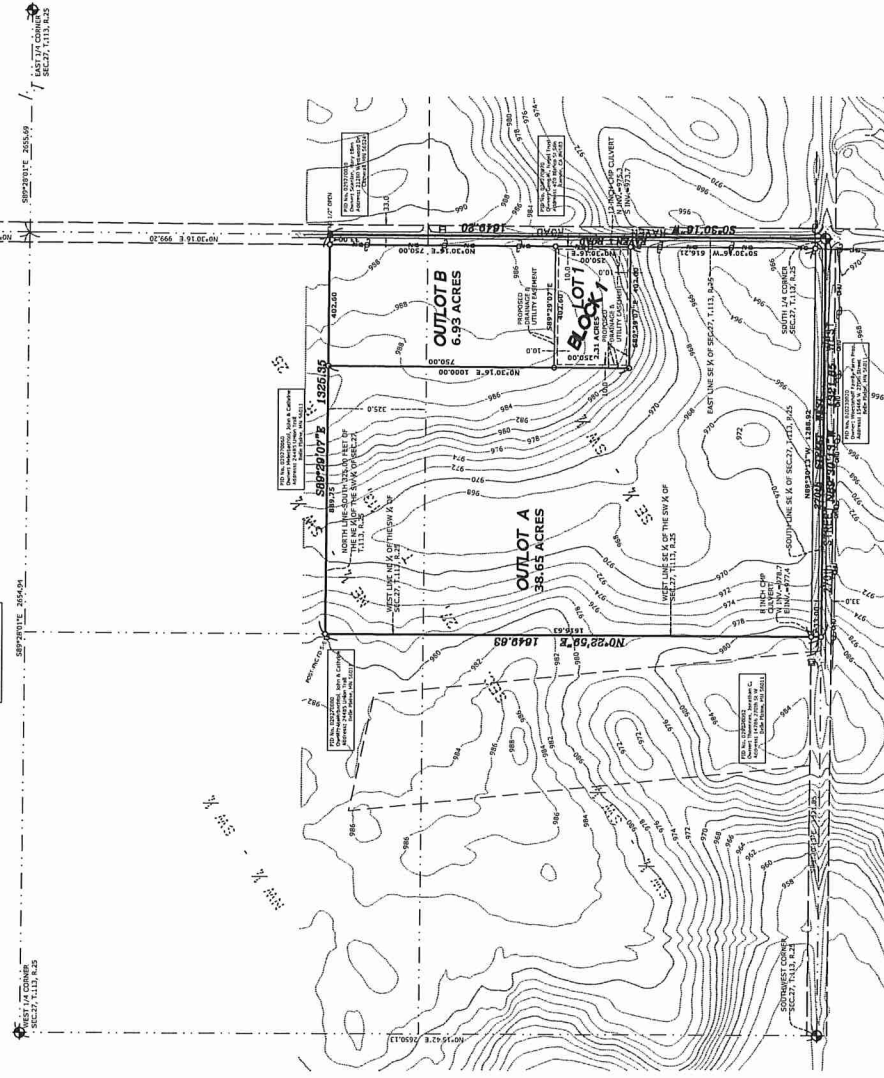
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

KURT D. NELSON

Date: 5/25/2020 License No. 45356

 **E.G. RUD & SONS, INC.**
EST. 1871
Professional Land Surveyors
335 Main Ave., P.O. Box 988
Gaylord, MI 55334
Tel. (507) 237-5212
www.egrud.com

~for~ Mark N. Koepp Trust
~Part of~ Sec.27, T.113, R.25,
Blakeley Twp.,
Scott Co., MN

[illegible]

DRAWN BY: KDN	JOB NO: 20-04-3499	DATE: 05/21/2020
CHECK BY: AG	FIELD CREW:	
1	2564AY20	LOT AREA TO SEC. LINE
2		
3		
NO.	DATE	BY
	DESCRIPTION	

THE JONASON FAMILY RIDGE

INSTRUMENT OF DEDICATION
Know all persons by these presents, That Mark N. Koopp as Trustee of the Mark N. Koopp Living Trust, dated August 20th, 2017, owners of the following described property situated in the County of Scott, State of Minnesota do hereby:

The Southeast Quarter of the Southwest Quarter of Section 27, Township 113, Range 25, Scott County, Minnesota together with the South 325.00 feet of the Northeast Quarter of the Southwest Quarter of Section 27, Township 113, Range 25, Scott County, Minnesota.

has caused the same to be surveyed and platted as THE JONASON FAMILY RIDGE, and do hereby donate and dedicate to the public for the public use forever the Public Ways, and also the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Mark N. Koopp, Trustee of the Mark N. Koopp Living Trust, dated August 20th, 2017, has hereunto set his hand this _____ day of _____, 2020.

Mark N. Koopp

NOTARY CERTIFICATE
I, _____
Notary Public for the State of _____
County of _____

This instrument was acknowledged before me this _____ day of _____, 2020, by Mark N. Koopp, Trustee of the Mark N. Koopp Living Trust, dated August 20, 2017.

Notary Public: _____ (Signature)
My Commission Expires: _____
County: _____

SURVEYOR'S CERTIFICATE

I, Kurt D. Nelson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all measurements, data and labels are correctly designated on this plat; that all monuments used on the plat are shown and labeled on the plat; and all public ways are shown and labeled on the plat.

Dated _____ day of _____, 2020

KURT D. NELSON, LICENSED LAND SURVEYOR
MINNESOTA LICENSE NO. 63326

NOTARY CERTIFICATE
I, _____
Notary Public for the State of _____
County of _____

This instrument was acknowledged before me this _____ day of _____, 2020, by Kurt D. Nelson, Licensed Land Surveyor.

APPROVALS

This plat was approved and accepted by the Town Board of Blisket Township, Minnesota, this _____ day of _____, 2020.

Chairman _____

I hereby certify that the Board of Commissioners of Scott County Minnesota did duly approve this plat of THE JONASON FAMILY RIDGE on this _____ day of _____, 2020.

Scott County Administrator _____

I hereby certify that I have examined this plat of THE JONASON FAMILY RIDGE and do hereby recommend this plat for approval as to form this _____ day of _____, 2020.

Scott County Attorney _____

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 1, as amended, this plat has been reviewed and approved this _____ day of _____, 2020.

Scott County Surveyor _____

COUNTY AUDITOR AND TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and transfer is entered

this _____ day of _____, 2020.

Scott County Auditor _____

Scott County Treasurer _____

Deputy _____

COUNTY RECORDER

I hereby certify this plat was filed in this office this _____ day of _____, 2020,

_____ o'Clock _____ M., as Document Number _____

Scott County Recorder _____

GRAPHIC SCALE



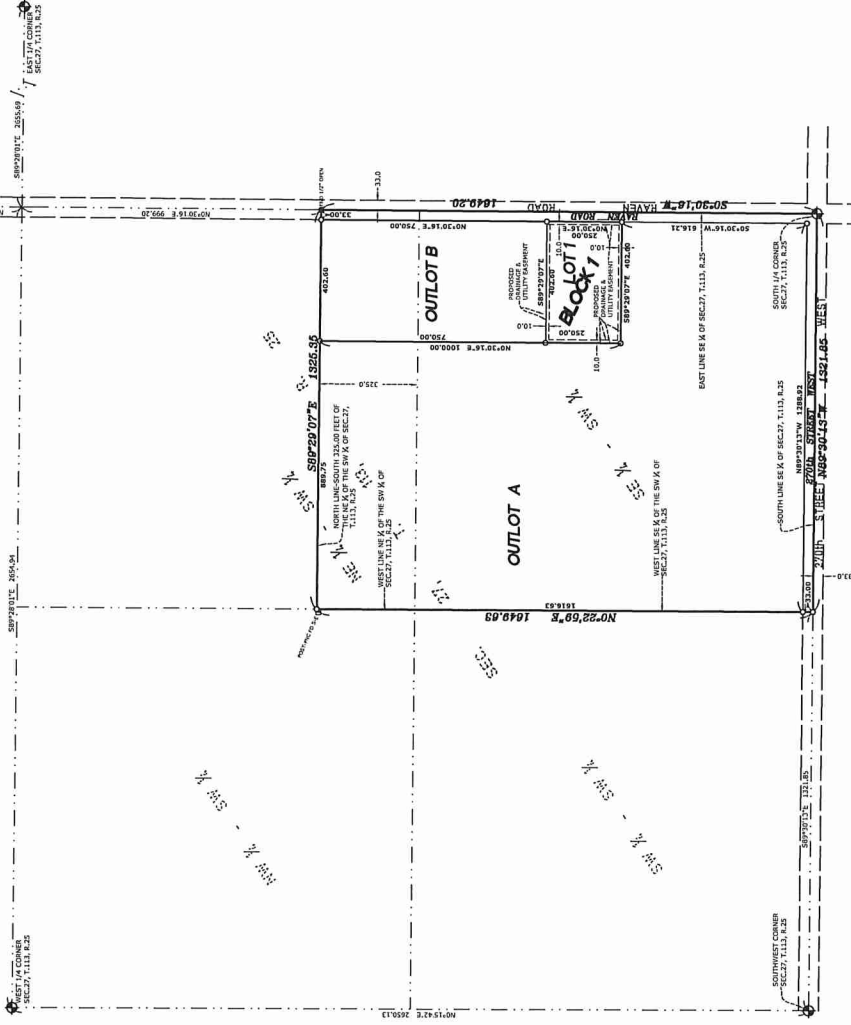
SCALE IN FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AND LABELED
- DENOTES IRON MONUMENT SET, MARKED # 43366
- ⊕ DENOTES SCOTT COUNTY SECTION COR. MONUMENT

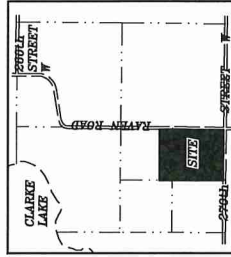
NORTH

ORIENTATION OF THE SCOTT COUNTY COORDINATE SYSTEM, IS BASED ON THE SCOTT COUNTY COORDINATE SYSTEM HAD 83 (86 ADJ.).



VICINITY MAP

PART OF SEC. 27, T. 113, R. 25



SCOTT COUNTY, MINNESOTA
(NO SCALE)

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors



STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8653 • Fax (952)496-8496 • Web www.scottcountymn.gov

Webb Pallet Service – Conditional Use Permit Amendment

Request:

Conditional Use Permit Amendment for Webb Pallet Service to construct office building and other site alterations.

Nathan Hall, Associate Planner, is the project manager and is available for questions at 952-496-8892.

General Information:

Applicant:	Webb Pallet Service	Site Location:	16640 Jordan Avenue Jordan, MN 55352
Property Owner:	KDH Properties	Township:	Sand Creek, Section 4
Public Hearing Date:	June 8, 2020	Action Deadline:	June 30, 2020 (120 Day)

Zoning/Comprehensive Plan Information:

Zoning District:	I-1, Rural Industrial	Comprehensive Land Use Plan:	Industrial Area
Watershed District:	Scott WMO	Fire District:	Jordan Fire Department
Ordinance Sections:	Chapters 2, 16 & 60	Ambulance District:	Allina

Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Applicant Narrative
4. Project Site Plan dated May 27, 2020
5. Removal Plan dated May 27, 2020
6. Office Building Plans
7. Landscape Narrative
8. Landscape Plan dated May 27, 2020
9. Environmental Services Memo dated March 9, 2020
10. Natural Resources Memo dated May 19, 2020

Request-

Conditional Use Permit Amendment for Webb Pallet to construct office building and other site alterations.

Comprehensive Plan-	The 2040 Comprehensive Plan Update guides this parcel as Industrial for land uses.
Adjacent Land Use/Zoning-	<u>North</u> – 3-acre residential parcel, zoned I-1 <u>South</u> – 10-acre residential parcel, zoned I-1 <u>East</u> – 2.6 - 5.6-acre industrial parcels, zoned I-1 <u>West</u> – Railroad ROW and US FWS parcels, zoned UER
Existing Conditions-	The Webb Pallet property exists as a 20-acre parcel with roughly the south half in agricultural production and the north half dedicated to the pallet processing facility. The facility consists of a small residence, two large metal buildings, and outdoor storage and loading areas in the north and west yards.
Ordinance Requirements-	<u>Structure Setbacks:</u> Front Yard: 67 feet from Township road right-of-way. Side Yard: 20 feet or height of building, whichever greater. Rear Yard: 30 feet Parking: 20 feet to right-of-way/property line. Outdoor Storage: Cannot be located in a front yard
Proposed Development-	<u>Structure Setbacks:</u> Front Yard: 67 feet from road right-of-way. Side Yard: 550 feet Parking: 20 feet to road right-of-way. Outdoor Storage: Outdoor storage is outside of the required front yard setbacks.
Existing Roads-	The site has frontage on Jordan Avenue, with multiple driveway accesses to the parking and loading areas.
Proposed Roads-	No new roads are proposed.
Public Hearing Notice-	Required public hearing notices were mailed to all adjacent property owners within ¼ mile of the project.

Site Photo- View looking north at the Webb Pallet facility.



Background:

Webb Pallet Service Corporation is requesting to amend a conditional use permit (CUP) to construct an office building and make other alterations to their facility located in Section 4, Sand Creek Township. The facility encompasses approximately 10 acres between Jordan Avenue and the Union Pacific railroad tracks.

Webb Pallet Service Corporation employs approximately 30 people, with 10-12 working onsite and the remainder working as truck drivers. The company recycles and ships pallets throughout the upper Midwest. The original CUP was issued in 1997. The parcel is zoned I-1, Rural Industrial, which allows recycling centers and associated office facilities through a CUP. The principal buildings include an approximately 10,800 square feet production building and an approximately 6,240 square feet shop building. The site also contains an existing non-conforming farmhouse that is used as a residence. The applicants are proposing a 3,200 square feet office building. The project would also include alterations to the access points and outdoor storage areas including improvements to stormwater control.

The applicants met with Sand Creek Township and Scott County staff at a Development Review Team (DRT) meeting on July 31, 2019 and again on April 1, 2020 to discuss the proposed alterations.

Zoning Analysis:

The applicants met with Sand Creek Township and Scott County staff at a Development Review Team (DRT) meeting on July 31, 2019 and again on April 1, 2020 to discuss the proposed alterations.

Webb Pallet Service is proposing the addition of a dedicated office building south of their production facility. The proposed structure would be constructed with approved exterior materials common to office park or residential construction. The residential structure on the property will need to be removed within 5 years. This is consistent with how other industrial properties with residential structures have been managed.

As proposed, the CUP meets the intent of uses allowed in the I-1 zoning district, and the building location meets the required structure setbacks. The expanded outdoor storage area will be behind the building and outside of the front yard setback areas as required by Ordinance. All proposed lighting on the building will need to meet performance standards of the zoning ordinance for intensity and shielding.

Staff has taken the conditions from the existing CUP and edited this list for the proposed CUP amendment. These conditions are listed in this report and have been provided to Webb Pallet and the Township.

Access & Parking:

The property has multiple access points from Jordan Avenue, a paved Sand Creek Township road. The applicant proposes that the northern access points be consolidated into one driveway for staff parking, outdoor storage, and loading areas. Parking for the shop building would be reduced and a new parking lot would be added for the office building. The changes are proposed, in part, to satisfy the Scott County Zoning Ordinance requirement that off-street parking spaces be 20 feet from the street right-of-way. A bituminous surface is proposed for the new and altered access points while most of the parking and storage areas would remain surfaced with gravel.

Landscaping and Screening Plan/Fencing:

The property currently contains a variety of trees and shrubs, many of which were established around the former farmhouse. The property owner has also constructed boulder landscaping around the staff parking area and established trees along the northern property boundary to provide screening for the neighboring residence. While the existing vegetation in limited areas of the site exceed the number of required landscape units, additional plantings are proposed to provide additional screening to the residence and improve the appearance from the roadway, as shown on the attached landscape plan (sheet 5). The storage yard is to be fenced by a chain-link security fence with zinc coated slats.

Natural Resources and Environmental Services:

The applicant has submitted a Resource Management Plan to address stormwater rate and volume control according to the standards in Chapter 6 of the County Zoning Ordinance.

A Resource Management Plan addressing the stormwater management, grading, erosion, and sediment control was submitted with the application. The applicants' engineer has submitted revised project plans to address the corrections from Scott County Natural Resources second review. The Natural Resources second review memo for the documents is attached to this report.

The Environmental Services Department has reviewed the project plans and noted that the existing septic system is adequately sized for the office addition. Environmental Services approved of the plan with the conditions that "At the time of a building permit application, a sewer line permit will also need to be acquired. As a requirement of the permit, a licensed septic professional must provide a site plan showing where the new office will be locating the sewer line in order to hook up to the existing septic." The Department also notes that a "demo permit will be required for the home that is to be removed."

Any outstanding items listed in the Scott County Natural Resources and Environmental Services reviews of the CUP have been listed as conditions of approval to be satisfied prior to County Board consideration, and conditions for business operations have been incorporated into conditions of the CUP. Per the County Zoning Ordinance, the applicant shall provide a \$5,000 financial guarantee (bond, letter of credit, escrow) to ensure installation of all stormwater infrastructure, landscaping, and other required site improvements are completed according to approved plans.

Township Recommendation:

The Sand Creek Town Board will be making a recommendation on the request at their June meeting. A copy of the recommendation will be provided at the public hearing.

Staff Recommendation:

Subject to the conditions of approval, the conditional use permit conforms to the Zoning Ordinance; therefore, staff recommends approval of the conditional use permit based on the three criteria for approval listed below:

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions stated in Sand Creek Township recommendation.
2. Any conditions stated in the Scott County Natural Resources Department review of the CUP and the project Resource Management Plan.

Criteria for Approval (Chapter 2-6-1):

1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.

The property is served by paved public roads. There are no imminent plans to provide municipal services to the area.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

The use is allowed in the I-1 district through a CUP, and adjacent uses are generally industrial in nature and of similar type. Additional plant material is proposed to further screen the neighboring residence from the facility.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

The proposed structure will use exterior finishes similar to office park buildings in the area.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The use is consistent with the uses allowed as a CUP in the I-1, Rural Industrial District.

5. The use is not in conflict with the Comprehensive Plan of Scott County.

The Comprehensive Plan guides this property as Industrial.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.

Access to the site will be maintained from Jordan Avenue, a paved Township road. Adequate parking is included in the proposed changes to the site.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

The proposed business expansion will utilize an individual well and private sewage treatment system, as well as stormwater infiltration areas.

8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.

The proposed building will require building permits and review by the Scott County Building Department for conformance to the State Building Code.

Conditions of Approval:

(Existing Conditions, New Conditions, & ~~Removed Conditions~~)

1. The applicant is to notify the Scott County Zoning Administration Department in January of each year, stating they are in compliance with the conditions of the Conditional Use Permit (CUP). Failure to do so may be a basis for revocation of the Conditional Use Permit.
2. If ownership of the building changes, the new owner shall contact the Sand Creek Township Board and the County Planning Office to review the conditions of the Conditional Use Permit.
3. Oils, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
4. Adequate parking shall be provided on site.
5. Only domestic sewage may be discharged to the septic tank/drainfield. All wastewater from commercial industrial floor drains and non-domestic sink sources shall be pumped to a holding tank unless otherwise approved in writing by the Scott County Environmental Health Office.
6. The property shall be maintained in a neat and orderly manner.
7. ~~A plan, prepared by a professional, showing how the pallets will be screened from the north property owner shall be submitted and approved by staff prior to County Board consideration.~~
8. Signage shall conform with the Scott County Sign Ordinance.
9. ~~The operation shall be conducted according to the applicant's letter dated 12-16-96 and site plan dated 12-12-96.~~
10. All solid waste shall be managed according to the Scott County Solid Waste Ordinance.
11. No burning of solid waste shall be allowed on site.
12. The operation shall be conducted according to the applicant's letter dated 12-16-96 and site plan dated 05-27-2020.

13. The existing residence shall be removed from the site within 5 years from the date the CUP amendment is approved.
14. Prior to any construction or grading, the applicant shall provide the County with a \$5,000 financial guarantee to ensure compliance with required site improvements including grading/stormwater management facilities, landscaping, paving, screening fence, and other improvements required by the Scott County Zoning Ordinance.

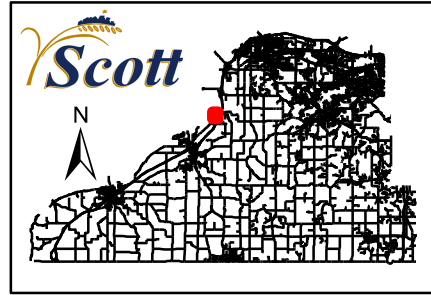
Township Board/Planning Advisory Commission Alternatives:

1. Approve the request as recommended by Zoning Administration Staff with the specified conditions.
2. Approve the request as recommended by the Zoning Administration Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

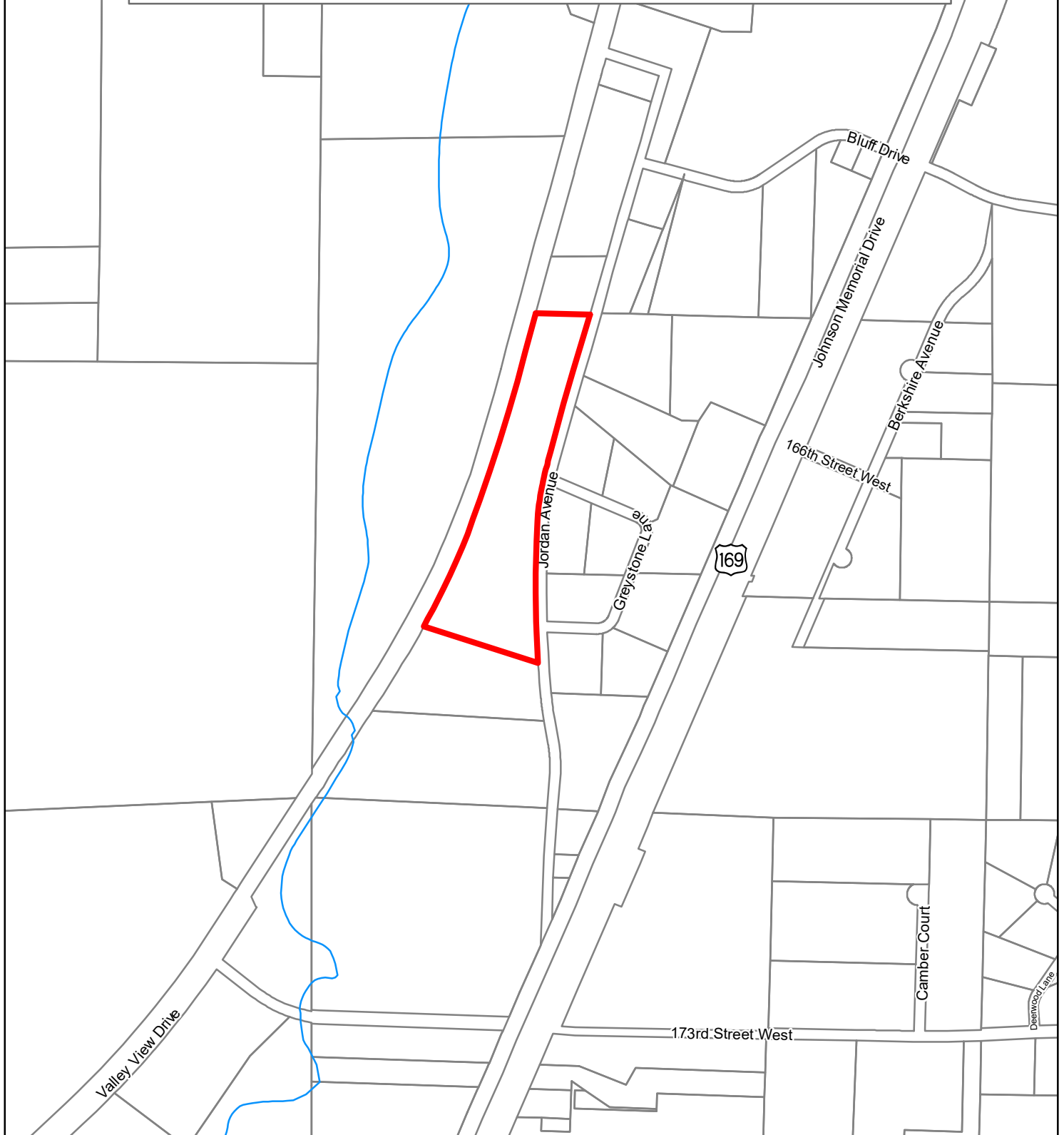
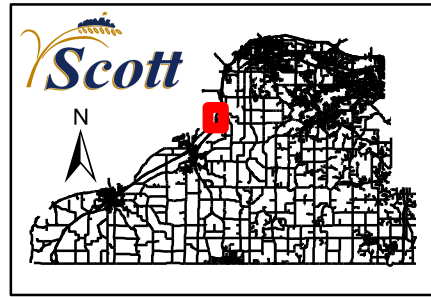
Suggested Planning Commission Motion:

Based on the criteria for approval listed in the staff report, I recommend approval of the Conditional Use Permit amendment for Webb Pallet Service Corporation noting that this recommendation is subject to the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the CUP.

**SAND CREEK TOWNSHIP
SECTION 4
KDH PROPERTIES
REQUEST TO AMEND
CONDITIONAL USE PERMIT**



**SAND CREEK TOWNSHIP
SECTION 4
KDH PROPERTIES
REQUEST TO AMEND
CONDITIONAL USE PERMIT**



Narrative for Webb Pallet

Prepared: March 2, 2020
Revised: May 27, 2020
By: Gregory R. Halling, P.E.

Introduction

The project is the construction of a new 3,200 square foot office building and additional parking for trailers. The business originally started in 1996 with an approved plan for a new production building and parking and storage area. This facility is located within a business park near 169 between Jordan and Shakopee in Sand Creek Township. Municipal utilities are not anticipated to be constructed in the foreseeable future.

Existing Conditions

Approximately 10.5 acres of the 20.44 acre site is currently in farm production. A couple of acres on the north end of the parcel is being converted to trailer parking and a portion of the north portion of the farm field will be used to build a sediment and infiltration basin and the new office building. According to the NCRS Soils maps the site is 85% Esterville loam and 15% Terrace escarpments which are type A soils. The zoning for the current development is I-1. This property has an existing CUP that showed an improvement project in 1996 of 3.48 acres with an impervious area of 1.5 acres. The FEMA map from the County GIS shows minimal flood impact on this site in the NW portion of the site in the vicinity of the wetland. A small sliver of the property is shown on the NWI in the area of the delineated wetlands and a map is attached. This site is located within the Scott WMO. A wetland delineation including MnRAM has been done for the site and there are wetlands along the NW portion of the site along the RR tracks. This area floods often from the Minnesota River.

Infiltration & Runoff rates

There are 3.22 acres of new impervious area proposed now on the site. The required amount of infiltration is 1 inch over the new impervious area. This equates to 11,706 cubic feet. 15" of storage volume above the biofilter elevation of 725.0 equates to 11,725 cubic feet. The soils are shown as an Esterville loam and a boring confirmed the presence of medium sand at the infiltration surface. The boring was taken at a ground elevation of 728.0 and medium sand existed from 725.7 down to 720.5. We have used a conservation infiltration rate of 2" per hour. The basin will infiltrate the 15" depth in 7.5 hours.

Runoff rates for the existing parcel includes drainage from one half of the township right of way along the length of the property. The existing rates include the original developed site and the adjacent right of way with the remaining portion of the northern portion of the parcel at

presettlement turf coverage results in a flow of 6.28, 13.29, and 30.57 cfs for the existing 2, 10, & 100 year storms respectively. The proposed runoff rates are 1.86, 9.11, and 30.53 cfs for the proposed 2, 10, & 100 year storms respectively.

Land and Tree Disturbance

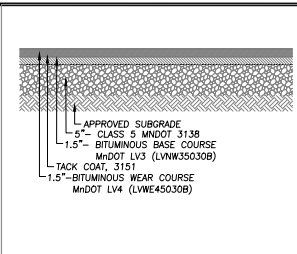
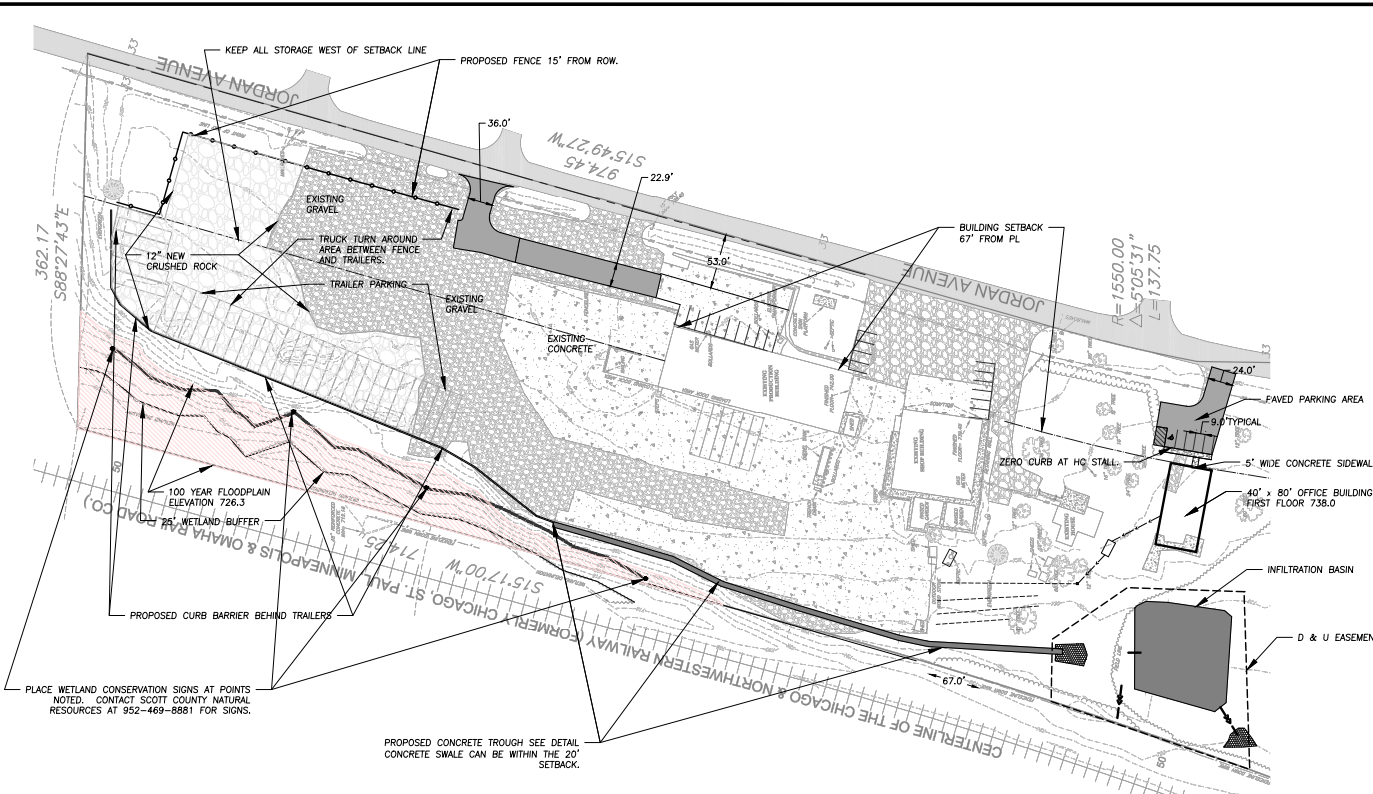
The only trees or shrubs that are projected to be disturbed by this project are near the new office building and depicted on the plans.

Downstream Analysis

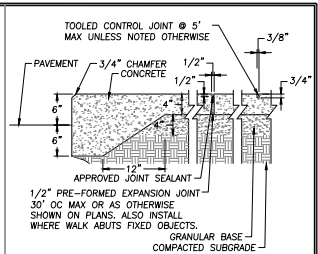
A downstream analysis was conducted on this property in the field by Greg Halling. The required guidelines specifying the analysis of the drainage path of the development water downstream to a point where the onsite portion of the drainage area is 10% of the total was followed. This entire property drains to the west towards the Minnesota River floodplain. The only thing between the floodplain and this property is the railroad. The flow from the northern half of this site drains to the RR ROW which has a ditch along the east side of the railroad tracks that drains to the north to a 48" culvert under the tracks which goes to the Minnesota River floodplain.

HYDRIC SOILS, WCA and USCOE Wetland Issues

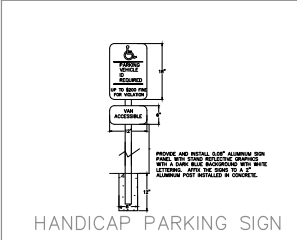
The wetland delineation was prepared in September, 2019 by Robert Merila but has not been submitted for review by the LGU. The application for this review is being prepared and Natural Resources will be notified when the application is approved. There are no wetland impacts being considered as part of this project.



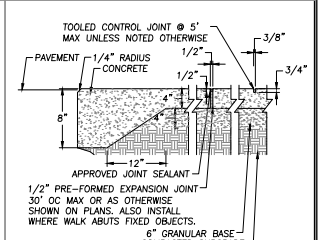
PARKING LOT PAVEMENT SECTION
NO SCALE



SIDEWALK/ INTEGRAL CURB
NO SCALE



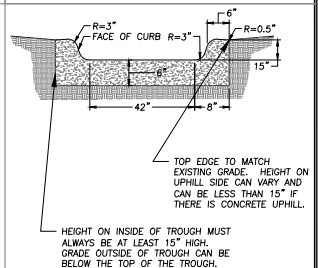
HANDICAP PARKING SIGN
NO SCALE



SIDEWALK @ ZERO CURB & ASPHALT
NO SCALE

PROJECT INFO
TOTAL SITE 20.44 ACRES
TOTAL IMPERVIOUS 4.731 ACRES 23.1% OF TOTAL ACREAGE
TOTAL NUMBER OF PARKING STALLS SHOWN IS 25.

SITE CRITERIA
BUILDING SETBACK FROM THE ROW 67'.
75% MAXIMUM IMPERVIOUS.
MAXIMUM STRUCTURE HEIGHT 45'.
PARKING LOT SETBACK 20' FROM ROW.
STORAGE SETBACK FROM ROW 100'.
FENCE SETBACK 15' FROM ROW.
THE AREA OF FLOODPLAIN SHOWN ON THIS MAP IS CONSIDERED THE FLOOD FRINGE AREA.



CONCRETE TROUGH
NO SCALE

- LEGEND**
- X— PROPOSED FENCE
 - PROPOSED D & U EASEMENT
 - EXISTING OR PROPOSED CONCRETE
 - PROPOSED BITUMINOUS
 - PROPOSED CRUSHED ROCK

Zinc Coated (Galvalume®) Steel Chain Link Fence Fabric
ASTM A653, Type 1, Polymer Specification B615101 Type 1, AASHTO M 161 Type 1

Notes:
1. Zinc coating (galvalume) and chain link fence fabric for all applications and residential applications.
2. The zinc coating is a minimum of 0.005 inches thick and is applied to both sides of the wire.
3. The zinc coating is applied to the wire in a way that it is not visible on the surface of the wire.
4. The zinc coating is applied to the wire in a way that it is not visible on the surface of the wire.
5. The zinc coating is applied to the wire in a way that it is not visible on the surface of the wire.

Zinc Coated (Galvalume®) Steel Chain Link Fence Fabric
ASTM A653, Type 1, Polymer Specification B615101 Type 1, AASHTO M 161 Type 1

Table 1 - Zinc Coated Wire Characteristics

Wire Size	Wire Weight (lb/1000 ft)	Wire Diameter (in)	Wire Cross Sectional Area (sq in)	Wire Tensile Strength (ksi)	Wire Yield Strength (ksi)	Wire Elongation (%)
1/8"	1.10	0.125	0.0123	66	58	25
5/16"	2.20	0.1875	0.0275	66	58	25
3/8"	3.30	0.250	0.0471	66	58	25
7/16"	4.40	0.3125	0.0768	66	58	25
1/2"	5.50	0.375	0.110	66	58	25
5/8"	6.60	0.4375	0.150	66	58	25
3/4"	7.70	0.500	0.196	66	58	25
7/8"	8.80	0.5625	0.249	66	58	25
1"	9.90	0.625	0.307	66	58	25

WT-40: Heavy Industrial/Security Framework

High-Strength Steel Framework

Notes:
1. The framework is made of high-strength steel.
2. The framework is made of high-strength steel.
3. The framework is made of high-strength steel.
4. The framework is made of high-strength steel.
5. The framework is made of high-strength steel.

THE FENCE WILL BE 6" HIGH, 9 GAUGE WIRE, 2 1/2" MESH, WITH ZINC COATED SLATS, 1 1/2" 20 WEIGHT RAILS WITH DRIVEN POSTS 8-10' APART. GATE POSTS WILL BE IN CONCRETE. ALL MATERIALS WILL BE PER THE SPECS SHOWN HERE.

Zinc Coated (Galvalume®) Steel Chain Link Fence Fabric
ASTM A653, Type 1, Polymer Specification B615101 Type 1, AASHTO M 161 Type 1

Notes:
1. Zinc coating (galvalume) and chain link fence fabric for all applications and residential applications.
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Zinc Coated (Galvalume®) Steel Chain Link Fence Fabric
ASTM A653, Type 1, Polymer Specification B615101 Type 1, AASHTO M 161 Type 1

Table 1 - Zinc Coated Wire Characteristics

Wire Size	Wire Weight (lb/1000 ft)	Wire Diameter (in)	Wire Cross Sectional Area (sq in)	Wire Tensile Strength (ksi)	Wire Yield Strength (ksi)	Wire Elongation (%)
1/8"	1.10	0.125	0.0123	66	58	25
5/16"	2.20	0.1875	0.0275	66	58	25
3/8"	3.30	0.250	0.0471	66	58	25
7/16"	4.40	0.3125	0.0768	66	58	25
1/2"	5.50	0.375	0.110	66	58	25
5/8"	6.60	0.4375	0.150	66	58	25
3/4"	7.70	0.500	0.196	66	58	25
7/8"	8.80	0.5625	0.249	66	58	25
1"	9.90	0.625	0.307	66	58	25

WT-40: Heavy Industrial/Security Framework

High-Strength Steel Framework

Notes:
1. The framework is made of high-strength steel.
2. The framework is made of high-strength steel.
3. The framework is made of high-strength steel.
4. The framework is made of high-strength steel.
5. The framework is made of high-strength steel.

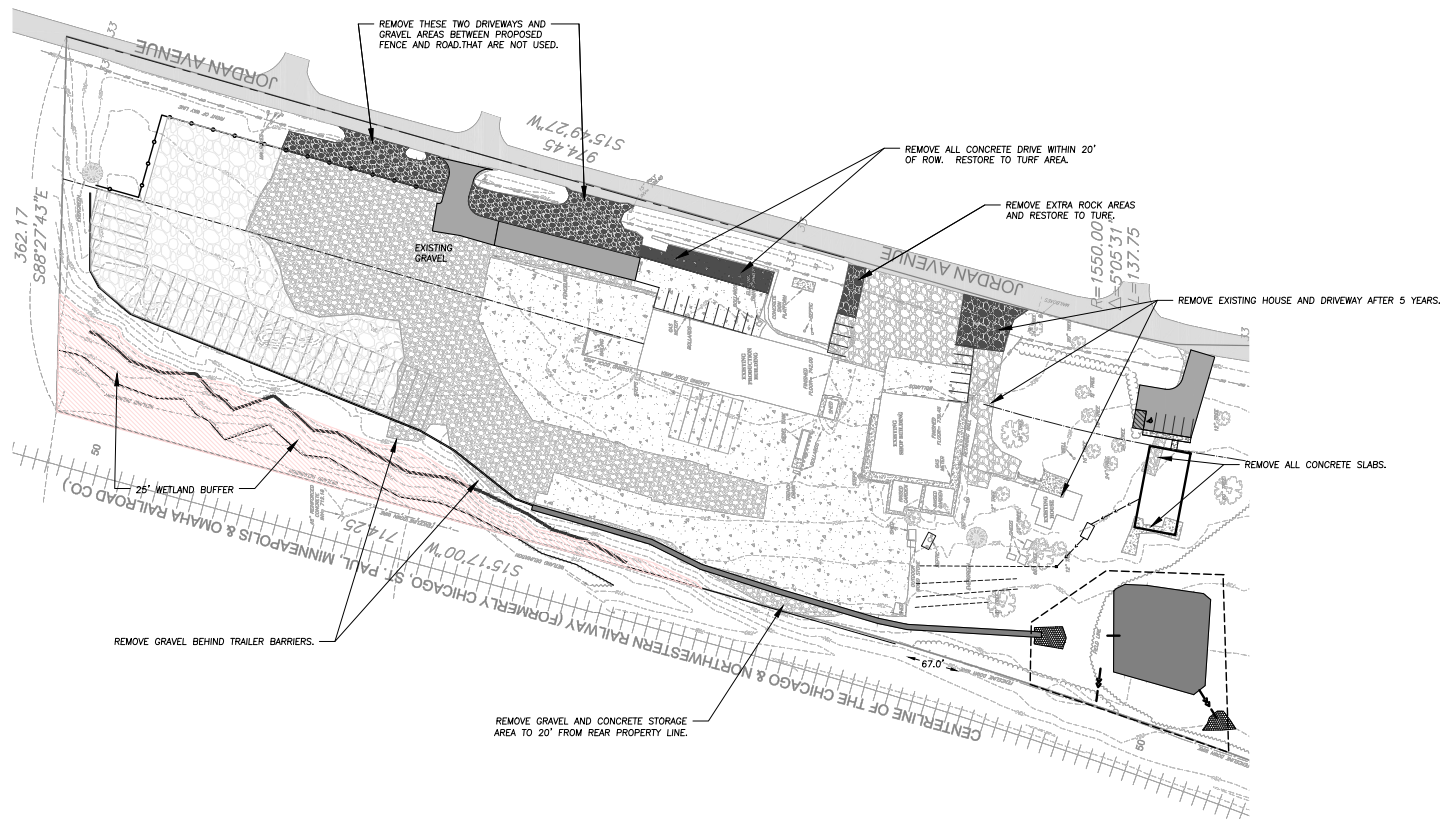
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota.
Date 3/2/2020 Registration No. 12783
Greg R. Hales

Issued	
CUP SUBMITTAL	3/2/20
ADDRESS COUNTY/TOWNSHIP COMMENTS	3/2/20
ADDRESS COUNTY COMMENTS	3/2/20

REVIEWED BY	
GRH	
DRAWN BY	
GRH	

Halling Engineering, Inc.
CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 • Fax 952.461.3308
PROJECT NO.: 430.01 DRAWING FILE: BASE43001.DWG

SITE PLAN
WEBB PALLET
16640 JORDAN AVENUE
JORDAN, MN
SHEET 1 OF 6



LEGEND

- X— PROPOSED FENCE
- PROPOSED D & U EASEMENT
- EXISTING OR PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CRUSHED ROCK



REMOVAL PLAN

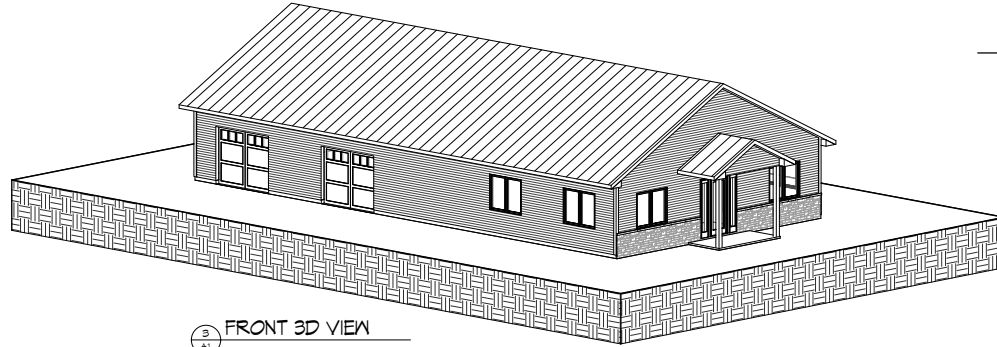
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota.
 Date 3/2/2020 Registration No. 12783
Greg R. Jones

Issued	
CUP SUBMITTAL	3/2/20
ADDRESS COUNTY COMMENTS	5/8/20
ADDRESS COUNTY COMMENTS	5/22/20

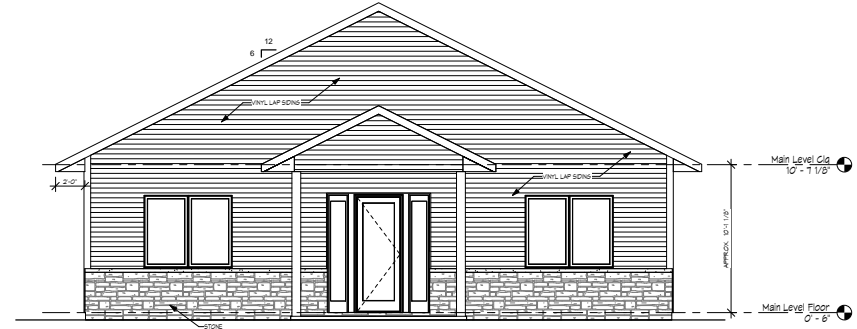
REVIEWED BY	
GRH	
DRAWN BY	
GRH	

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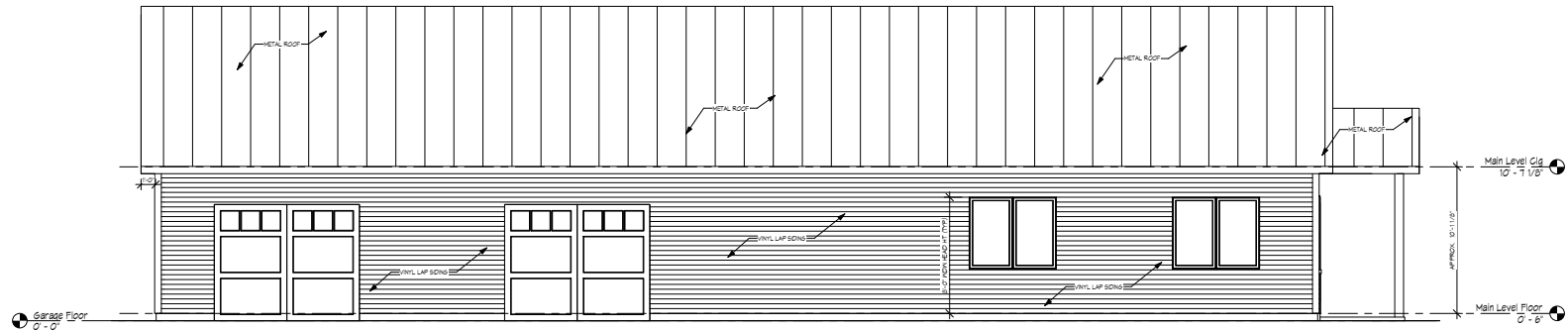
WEBB PALLET
 16640 JORDAN AVENUE
 JORDAN, MN
 SHEET 2 OF 6



3 FRONT 3D VIEW
A1



1 FRONT ELEVATION
A1
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
A1
1/4" = 1'-0"

Webb Pallet Landscape Unit Plan Report

Through natural growth or intentional planting, there are already live and existing Landscaping Units of **Shade Trees** (such as black walnut, hackberry, silver maple, red maple, red maple, box elder, and Siberian elm); **Coniferous/Evergreen Trees** (such as white spruce and balsam fir), **Tall Shrubs and Hedge Material Deciduous** (such as white lilac, Tartarian honeysuckle, and prickly ash); and **Ornamental Trees** (such as wild plum and an apple).

The number of Landscaping Units observed on the site appeared to be 116 Landscaping Units, significantly more than the recommended 65 Landscape Units noted in the communication.

During discussions with Marty Schmitz, Zoning Administrator, it was suggested that some additional screening from Evergreen Shrubs could be added to the following locations:

- between the trunks of the Siberian elm trees that were trimmed at the power line corridor
- along the north line of the property between the existing trees
- alongside the proposed building

White spruce (*Picea glauca*) and balsam fir (*Abies balsamea*) were planted along the north line, and appeared to grow well; whitetail deer tend to leave the white spruce trees alone due to the prickly needles. Red pine (*Pinus resinosa*) is another conifer that typically does well in the soil and hydrology conditions of the area. This would be a good tree species to include in any gaps in the trees along the north line of the property.

The northeast corner is a thick hedge of prickly ash and wild plum that appears to be quite robust during the leaf-on conditions. One evergreen tree or shrub could be added near this corner to help with shading during the leaf-off time of the year.

Arbor vitae / white cedar (*Thuja occidentalis*) is an evergreen shrub that is often planted and observed growing in similar conditions to those found on the site, so it would be a good option if available. Currently Tartarian honeysuckle is starting to move into the area between the trunks of the Siberian elm in the southeastern portion of the property. The addition of additional shrubs like arbor vitae or other low-to-medium sized evergreen shrubs to this location would add screening and remain shorter than the power lines above the ground.

Some low shrubs can be placed around the proposed building for landscaping and screening purposes.



STAFF REPORT PREPARED FOR TOWNSHIPS & COUNTY PLANNING ADVISORY COMMISSION

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8475 • Fax (952)496-8496 • Web www.co.scott.mn.us

Preliminary Plat of Hwy 169 Commercial Plat

Request:

1) Preliminary Plat of Hwy 169 Commercial Plat consisting of 6 lots on 37.00 acres.

Marty Schmitz, Zoning Administrator, is the project manager and is available for questions at 952-496-8653.

General Information:

Applicants:	Jess Moeding, Dean Trongard & Joe Card	Site Location:	East of US Hwy 169 and south of 133 rd Street West
Property Owner:	Cardlevitron LLC & KTLM Holdings LLC	Township:	Louisville, Section 21
Public Hearing Date:	June 8, 2020	Action Deadline:	September 1, 2020 (Applicant Extension)

Zoning/Comprehensive Plan Information:

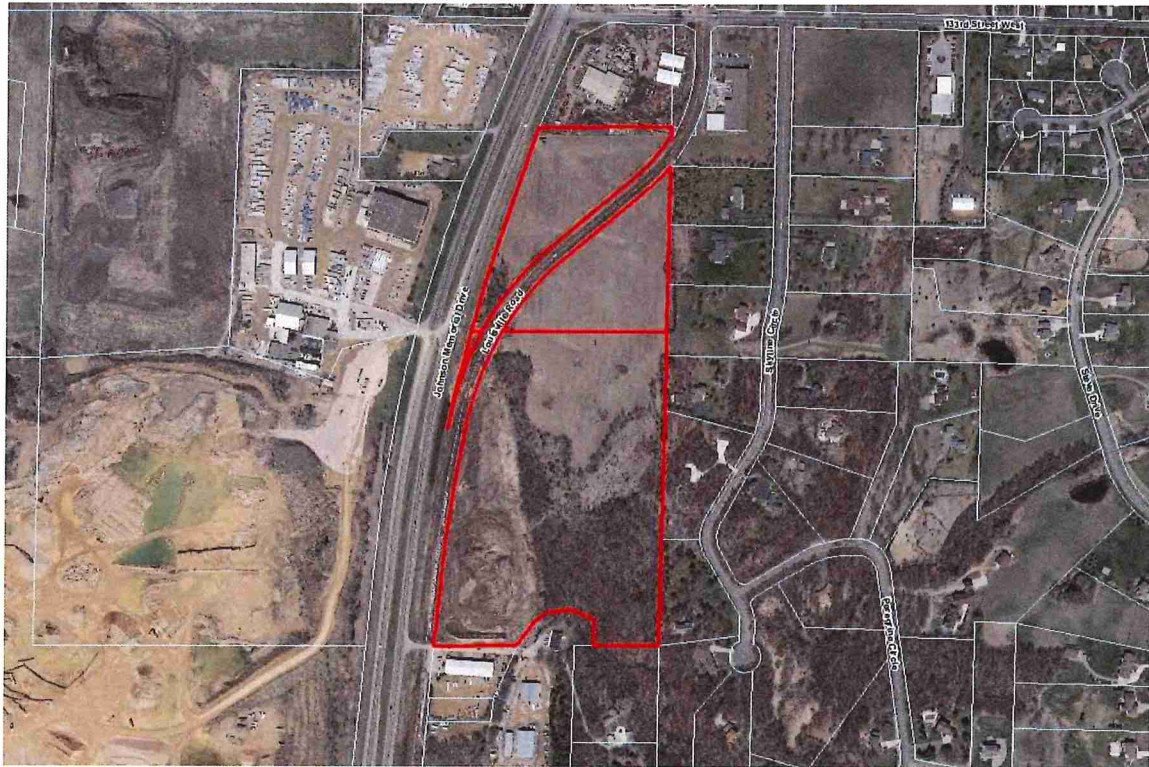
Zoning District:	C-1, General Commercial District	Comprehensive Land Use Plan:	Commercial
Overlay Zoning Dist:	N/A	School District:	Shakopee District
Watershed District:	Scott WMO	Fire District:	Shakopee Fire Department
Ordinance Sections:	Chapters 2 & 50	Ambulance:	Allina Ambulance

Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Application Narrative
4. Preliminary Plat
5. Site Layout Plan
6. ISTS Plan
7. Grading, Drainage, & Erosion Control Plans
8. Landscaping Plan
9. Scott County Environmental Health review memo dated May 8, 2020
10. Scott County Natural Resources review memo dated May 26, 2020

Request-	Preliminary Plat of Hwy 169 Commercial Plat consisting of 6 lots on 37 acres.
Comprehensive Plan-	the request is in compliance with the 2040 Comprehensive Plan Update which guides these parcels as Commercial.
Adjacent Land Use/Zoning-	<p><u>North</u> – Lano Implement Company located on a 4.81 acre parcel, zoned C-1.</p> <p><u>South</u> – Two industrial properties on approximately 12 acres, zoned I-1 and one residential property on a 3.5 acre parcel, zoned C-1.</p> <p><u>East</u> – The Rural Residential subdivisions of Harvest Moon and August Sky consisting of homes on parcels 2.5 acres and larger in size, zoned UERC.</p> <p><u>West</u> – Hwy 169 and the industrial use of Bryan Rock Products & Anchor Block, zoned I-1.</p>
Existing Conditions-	The north ½ of the property is used for agricultural and the southern portion of the site is vacant woodlands and grasslands. Ames Construction received a mining IUP on the southern end of the parcel. The material is being used on the 169/41/78 interchange and frontage road project. It is anticipated that the mine site will be restored to accommodate the proposed plat later this year.
Ordinance Requirements-	<p><u>Front Yard Setback:</u> 100 feet from State Road right-of-way; 67 feet from local public street right-of-way (Louisville Road).</p> <p><u>Side Yard Setback:</u> 20 feet. Commercial structures must be setback 150 from the residential developments of Harvest Moon and August Sky.</p> <p><u>Rear Yard Setback:</u> 30 feet. Commercial structures must be setback 150 from the residential developments of Harvest Moon and August Sky.</p>
Existing Roads-	The site is bound on its west side by Hwy 169. No direct access to Hwy 169 is permitted by MNDot. All lots will be served by the newly constructed frontage road Louisville Road.
Road Improvements-	The site will be served by a Louisville Road that was constructed as part of the 169/41/78 Interchange project.

Site Photos-



Background

The applicant originally made application for the plat back in 2017. However, due to timing and coordination issues related to the construction of the frontage road and impacts to the plat from the floodplain and a storm water pond necessary to serve the frontage road the applicants put a hold on the plat until the frontage road was constructed.

The applicants own 37 acres located east of Hwy 169 south of 133rd Street and Lano Implement in Section 21, Louisville Township. Their intent is to plat the property into 6 commercial lots. Scott County and MNDOT are in the process of constructing an interchange at US Highway 169, Trunk Highway (TH) 41 and County Highway (CH) 78. In addition, Scott County constructed an overpass over US 169 near CH 14 and a frontage road system along the east side of US 169 between CH 78 and CH 14. The frontage roads and the CH 14 overpass are in place and the expectation is that the interchange at 169/41/78 will be open to traffic later this year.

The project parcels are zoned Commercial, C-1, and guided as Commercial under the 2040 Comprehensive Plan. The preliminary plat and associated plans show how the applicants proposes to develop the property. The preliminary plat includes possible building locations, septic sites, stormwater facilities and access to the frontage road. There is a 200 foot NSP Power line easement that runs east west through the center of the plat. The applicants have proposed to locate septic and stormwater facilities in this easement, a letter from NSP will be needed accepting these facilities within their easement prior to final plat approval.

The 6 lots on the preliminary plat meet all lot size and width requirements in the commercial zoning districts. The building sites also meet all required setback requirements. The structure setback is 150' from the east property line which abuts the residential developments of August Sky and Harvest Moon. As required by ordinance the applicant's Landscape Architect has designed a green belt planting strip of evergreens and deciduous trees and shrubs of sufficient density to compose an 80% opaque visual screen at a height of 6 feet along the east line where existing vegetation is not sufficient to meet the requirements of a green belt planting strip. There are septic sites identified on lots 3 & 4 of Block 2 that if utilized may require the removal of existing trees that aid in the screening of the project. The applicant's engineer has indicated that these septic sites would be identified as alternate sites and only utilized if the primary location fails. As part of the developer's agreement for the plat it will be required that a green belt planting strip be installed if construction of the septic sites disturbs the natural screening.

Road/Access

The County constructed a frontage road system on the east side of 169 that runs through the applicants parcel along with other properties on the east side of Hwy 169. In addition to the construction of the frontage road the County is also constructing stormwater facilities necessary to serve the frontage road. The County is in the process of preparing an agreement to turn the road over to Louisville Township.

All lots will receive access from the frontage road (Louisville Road) with no access to Highway 169. Scott County has sent the plat to MNDot for review and comment. At the time of this report no comments had been received. If comments are received, a copy will be provided at the public hearing.

Septic/Stormwater

Primary and alternate drain field sites are shown on the preliminary plat. These sites have been reviewed by the County Environmental Health Staff. Environmental Health staff comments can be found in their memo dated May 8, 2020 attached.

There are no jurisdictional wetlands identified on the property nor in the National Wetland Inventory information available on County mapping applications. In 2014 a Wetland Investigation and Delineation Report was prepared for the site by a licensed wetland delineator in accordance with Wetland Conservation Act requirements. This report found no wetland on the property. Prior to preliminary plat approval by the County Board the wetland delineation must be accepted and approved by the SWCD.

The site receives a large amount of water from the bluff area to the east. This water is directed to a stormwater pond located on the west sides of Lots 3 & 4 Block 2. The County designed and constructed the stormwater pond necessary for the frontage road that serves the lots. The County is working with its design engineer to review the commercial project plans and see if the development's stormwater can be accommodated in this large pond. This information should be available before the planning commission meeting on June 8.

The applicants are responsible for the stormwater facilities necessary to serve the development of the lots. The stormwater plan anticipates 11.9 acres of new impervious surface within the lots. There are 5 infiltration/biofiltration basins proposed to control and treat the water. The basins are designed as infiltration, storage and water treatment

ponds. 70% of each pond is planned to be used for infiltration with the remaining area used for sediment capture. To meet volume control requirements the applicants are proposing infiltration/bio filtration areas on Lot 1 Block 1 and Lots 1, 2 & 3 of Block 2. The infiltration area on Lot 3 is located within the NSP power line easement so the applicants will need approval from NSP prior to final approval of the RMP. Scott County Natural Resources Department reviewed the stormwater management plan, grading plan, and erosion control plan and provided a review memo dated May 26, 2020 attached.

From the applicant's narrative the only construction anticipated to be done with the final plat is the construction of the building and improvements on Lot 3, Block 2 including the infiltration/bio-filtration pond. The other infiltration/bio-filtration areas being constructed when a use is identified for the lot and the area for the system is known. It is Staff's position that the developer's agreement identifies the timing and installation of all necessary infiltration/bio-filtration infrastructure necessary to serve the lots created. If the applicants want to wait to install the storm water infrastructure, then the lots served by these systems should be platted as outlots and final platted when all necessary infrastructure is installed. Staff will update the Planning Commission on the status of the stormwater review at the hearing. Satisfactorily addressing all septic, wetland and stormwater issues has been listed as a condition of the preliminary plat approval.

Township Recommendation:

The Louisville Town Board will be making a recommendation at their June monthly meeting. A copy of this recommendation will be provided at the public hearing.

Staff Recommendation:

The Plat conforms to the Zoning and Subdivision Ordinances; Therefore, staff recommends approval of the Highway 169 Commercial plat subject to the conditions to be satisfied prior to County Board Consideration and criteria for approval listed below.

Conditions to be Satisfied Prior to County Board Consideration of Preliminary Plat:

1. Any conditions stated in the Scott County Environmental Health Department review of the proposed septic drain field sites.
2. Any conditions stated in the Scott County Natural Resources Department review of the stormwater management plan, grading plan, and erosion control plan.
3. Any requirements listed in the Louisville Township recommendation or the review comments of the Township Engineer.
4. Any comments/conditions listed in MNDot's review of the Plat.
5. The wetland delineation reports shall be reviewed and approved by the SWCD and Louisville Township.
6. Applicants must receive approval from NSP to located septic and storm water facilities within the 200 foot power line easement.
7. A Development Agreement is drafted to ensure all required site improvements are constructed and installed according to the approved plans. This agreement will be a Three-Way Agreement between the Developer, Township and County. Approval of the Development Agreement will accompany the Final Plat.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat will meet all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing an individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property will have access and frontage on a frontage road (Louisville Road) that has been constructed by the County. Driveway access to the lots will be off the frontage road.
4. *Adequate Waste Disposal Systems* – the proposed lot will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2030 Comprehensive Plan for development in the Commercial/Industrial Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.
8. *Consistency with Capital Improvement Plans* – the proposed plat takes advantage of the frontage roads constructed as part of the 169/41/78 intersection project and is consistent with the County's capital improvement plan.

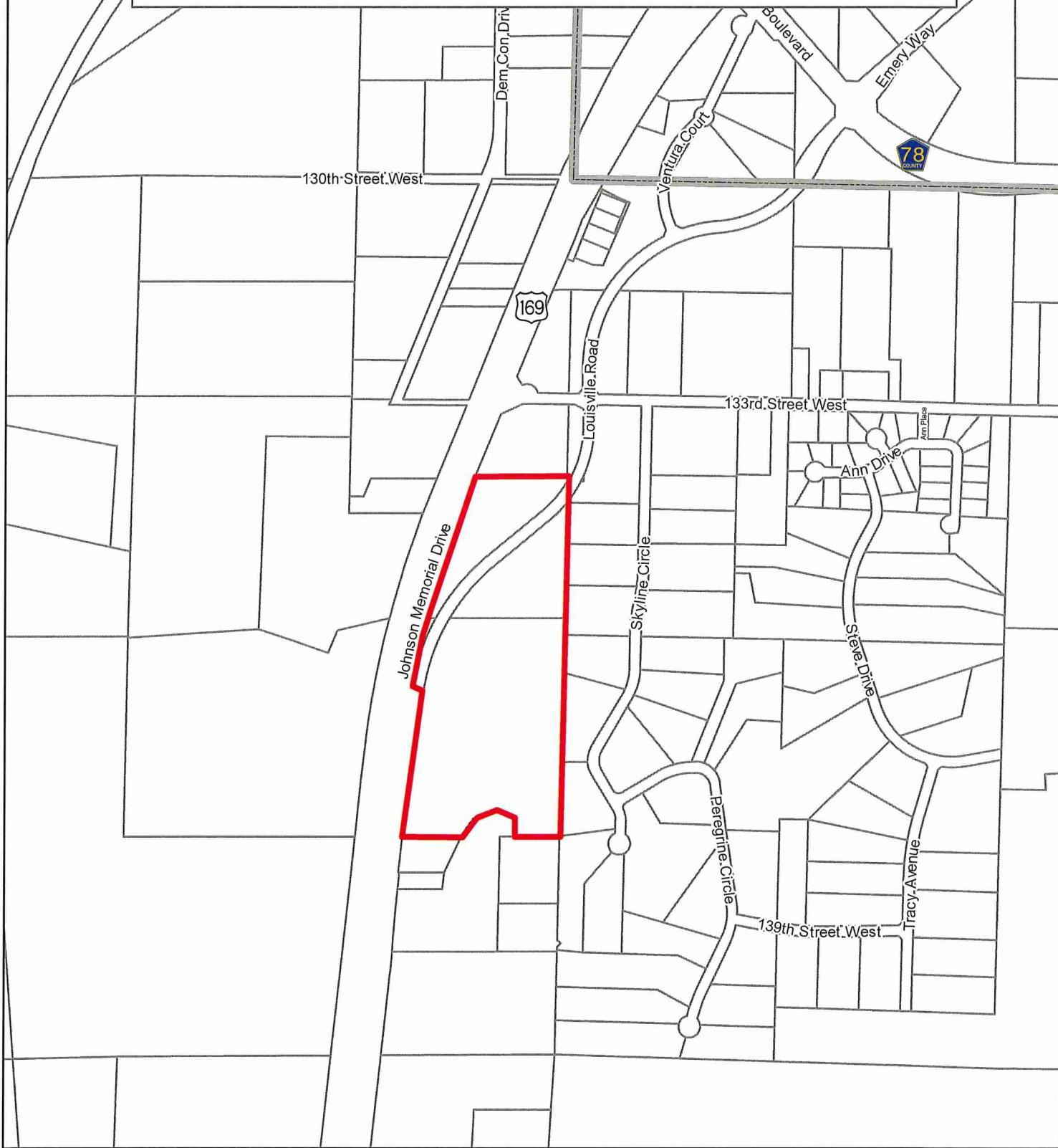
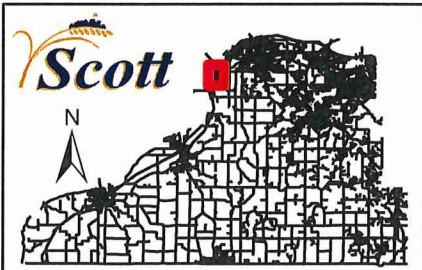
Planning Advisory Commission Alternatives:

1. Approve the request as recommended by Planning Staff with the specified conditions.
2. Approve the request as recommended by the Planning Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

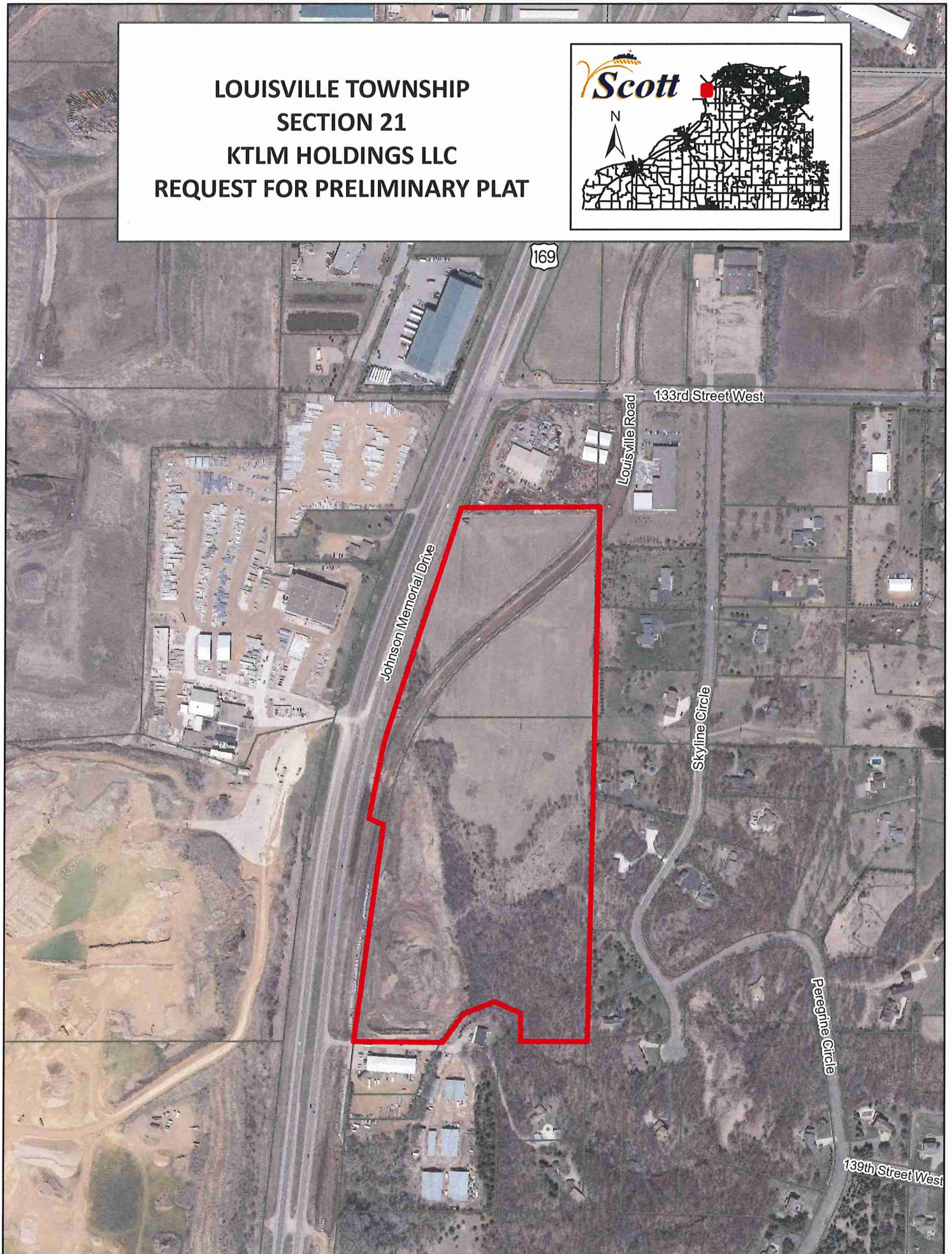
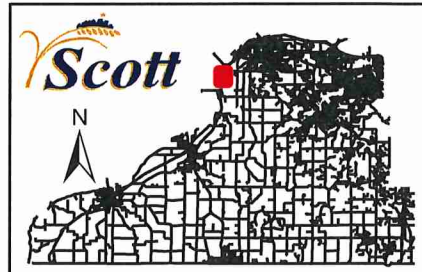
Suggested Planning Commission Motion:

Based on the criteria for approval listed in the staff report, I recommend approval of the preliminary plat of the Highway 169 Commercial plat, noting that this recommendation is subject to the conditions that must be satisfactorily addressed prior to County Board consideration of the project.

**LOUISVILLE TOWNSHIP
SECTION 21
KTLM HOLDINGS LLC
REQUEST FOR PRELIMINARY PLAT**



**LOUISVILLE TOWNSHIP
SECTION 21
KTLM HOLDINGS LLC
REQUEST FOR PRELIMINARY PLAT**



Narrative for 169 Commercial Development

Developer/Owners: KTLM Holding, LLC/Jess Moeding,
Cardlevitron LLC/Dean Trongard, Joe Card

Revised April 27, 2020

By: Gregory R. Halling, P.E.

Introduction

The project is a rural commercial subdivision of 37 acres of farm and woodland located in Louisville Township, Scott County, Minnesota. There are 6 proposed lots all zoned commercial. The lots sizes range from 2.5 acres to 17 acres.

Roads

The county is completing work on a sediment pond and infiltration basin within the proposed easement which the county is purchasing from KTLM. Ames Construction has built the frontage road through these properties with most of that work having been completed. Ames has contracted with KTLM to purchase up to 100,000 cubic yards of granular material from them to use on the THW 41/169 interchange and frontage road project. The remainder of this material is being hauled out now and expected to be completed by this summer. As part of the agreement with Ames, they will restore the borrow pit to final contours provided by the owner as part of this application. A document is included which shows the proposed borrow area.

Existing Conditions

The site has approximately 16 acres that was in farm production but is currently planted to grasses, 8 acres of woods, 8 acres that are now for county storm water management and 5 acres that has been previously used as a borrow site. According to the Scott County Soils maps the area of the site that is being developed for commercial use are B soils with no hydric soils. All of the soil pits indicated at least two feet of loam, sandy loam, and a relatively thin layer of clay loam. Several acres of the site are shown in the bluff zone and natural area corridor, however, Jason Swenson with Scott County Natural Resources has reviewed the contours and agreed that they are just under 30% and do not qualify as bluff. The steepest areas are not planned to be graded. There is also a natural area corridor on the property but there are no requirements by Scott County to preserve this area unless a PUD is requested. A majority of the natural wooded areas will be preserved as much of this area is too steep for use.

There are no NWI or hydric soils on this site. The county constructed ponding/infiltration area is a flood zone but is much lower than any of the proposed buildings.

Proposed Conditions

There are no defined plans for building on any of these lots and builders will require changes in the grades and building and impervious locations. However, we have shown what we believe

will be the maximum impervious areas on each lot. Sheet 2 of 5 shows the maximum impervious area on each lot but these areas will not likely be reached in the near future as most buyers are not expected to maximize the use their property at first.

Construction being done with the plat

The only construction that is anticipated to be done by the developers with the final plat is the construction of the building and improvements on L3, B2 including the pond. Unless plans are firmed up in the next 2-3 months, the final plat will likely plat only L3, B2 with the remainder being platted as outlots for individual platting when buyers have firm plans for their lot. The grading on lots 3 & 4, Block 2 will be done this summer when the borrow pit is completed.

Ponding/Infiltration

There are 11.9 acres of impervious that are proposed within the lots. A one inch rainfall over the impervious equals 43,208 cubic feet of runoff to be infiltrated. 46,720 cubic feet of treatment volume is proposed. There are five pond/infiltration basins proposed for construction. See the attached summary of the infiltration/biofiltration that is required. Terry Bovee has written a report regarding using the ponds as combination infiltration/storage and treatment ponds. 70% of each pond is planned to be used for infiltration with the remaining area used for sediment capture. Easements are proposed over the basins to allow the township to ensure that they are operated and maintained properly. The 2, 10, and 100 year rates of runoff are reduced per chapter 6. See the attached HydroCad report. The outlets from each pond will tie into the existing storm sewer in Louisville Road.

Downstream Analysis

The county has built a regional pond downstream on this development. However, no additional storage was provided for the development so rates and volumes are required to be reduced in accordance with Chapter 6. The storm sewer on Louisville Road is sized to accept our flows.

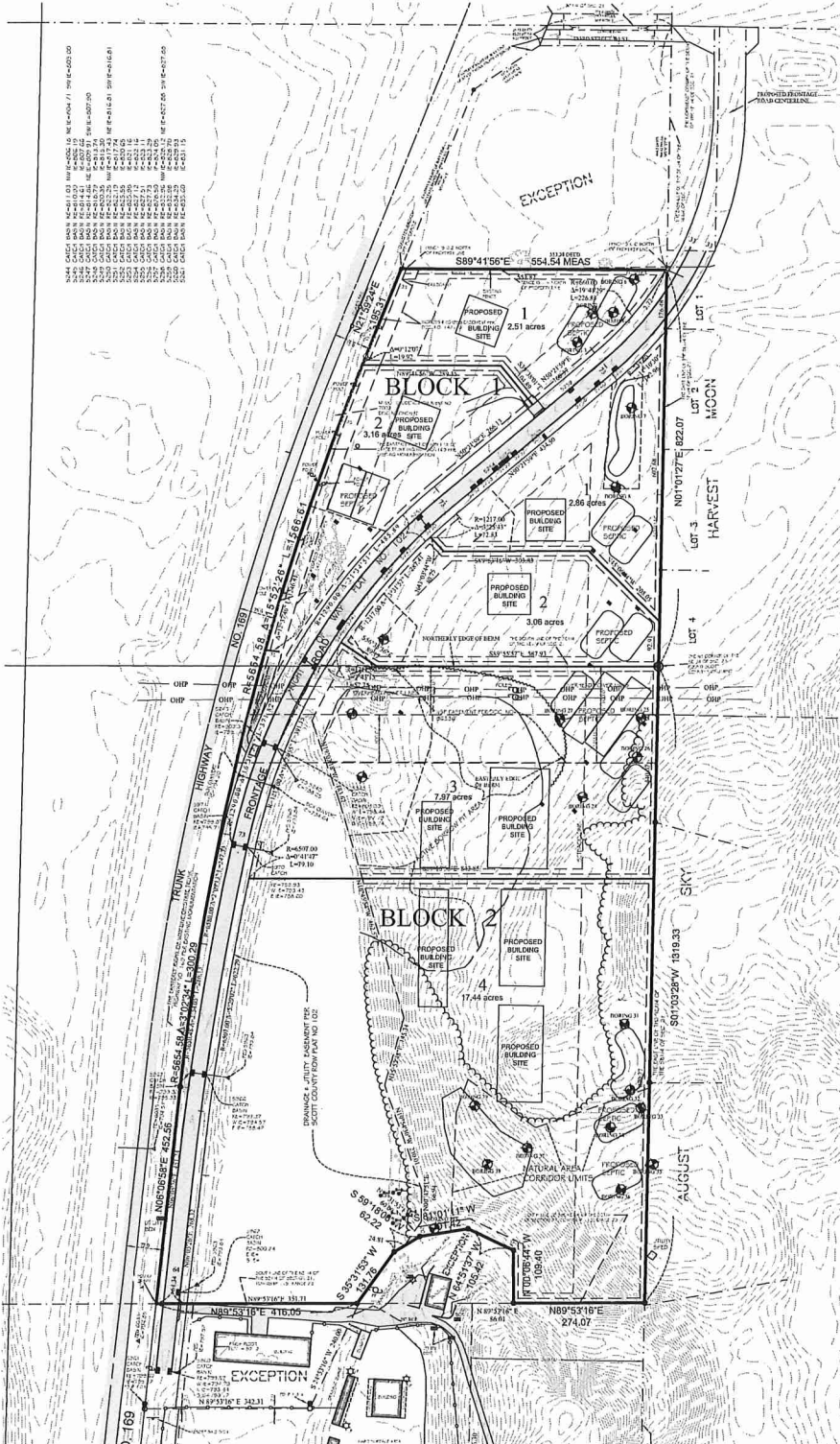
NOTE:
CONTOURS SHOWN WERE TAKEN FROM MN TOPO
AND ARE BELIEVED TO BE AERIAL CONTOURS

LEGEND

- FE-000.00
- DENOTES PROPOSED FLOOR ELEVATIONS
- DENOTES RETAINING WALL
- DRAINAGE & UTILITY EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WATERMAIN & HYDRANT
- EXISTING SANITARY SEWER & MH
- EXISTING STORM SEWER & CB
- DENOTES SILT FENCE
- DENOTES UNDERGROUND CABLE
- DENOTES UNDERGROUND TELEPHONE
- DENOTES UNDERGROUND ELECTRIC
- PROPOSED ELEVATION
- DENOTES EXISTING SPOT ELEVATIONS
- DENOTES PROPOSED DRAINAGE
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES CATCH BASIN
- DENOTES WATER VALVE
- DENOTES FIRE HYD
- DENOTES SANITARY MANHOLE
- DENOTES BITUMINOUS SURFACE (EXISTING & PROPOSED)
- DENOTES CONCRETE SURFACE

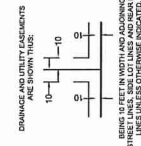
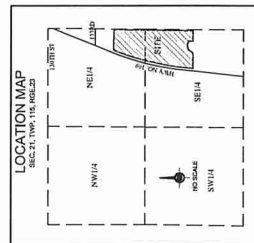
DEVELOPMENT SUMMARY

PROJ: 7810330 A 7810330
EXISTING ZONING: C-1 COMMERCIAL
PROPOSED ZONING: C-1 COMMERCIAL
PROPOSED LOTS: 3.00 ACRES
PROPOSED SLOTS: 6
PROPOSED R.O.M.: 0 ACRES
SETBACK: 50 FT
FRONT YARD SETBACK: 67 FT
SIDE YARD SETBACK: 20 FT
REAR YARD SETBACK: 20 FT
REAR YARD SETBACK: 100 FT FROM RESIDENTIAL DISTRICT
DESIGNED LOT DIMENSIONS: 5.5 ACRES
MINIMUM LOT WIDTH: 200 FT



PROPERTY DESCRIPTION

This part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 115, Range 23, Scott County, Minnesota, described as beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter shown; West, bearing South 89°41'55\"/>



PREPARED BY:
Bohlen & Associates
Surveying & Associates
21425 Ridge Avenue
Burnsville, MN 55337
Phone: (952) 895-9522
Fax: (952) 895-9523
www.bohlenandassociates.com

PREPARED FOR:
Carltaviron, LLC & KTLM Holdings, LLC
PO Box 33
Maple Plain, MN 55359

THESE CERTIFICATES ARE SUBMITTED BY THE ABOVE NAMED PARTY TO THE STATE OF MINNESOTA, FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF THE STATE OF MINNESOTA.
DATE: 02/28/20
LICENSE NO. 4818

DATE: JAN 2017
DESIGN BY: JUB
DRAWN BY: JUB
CHECKED BY: TUG

169 Commercial Park
Louisville Township, MN
PRELIMINARY PLAT
SHEET 1 OF 1

CEDEAR ST. BLVD. OR 78

10TH STREET

11TH STREET

12TH STREET

13TH STREET

14TH STREET

15TH STREET

16TH STREET

17TH STREET

18TH STREET

19TH STREET

20TH STREET

21ST STREET

22ND STREET

23RD STREET

24TH STREET

25TH STREET

26TH STREET

27TH STREET

28TH STREET

29TH STREET

30TH STREET

31ST STREET

32ND STREET

33RD STREET

34TH STREET

35TH STREET

36TH STREET

37TH STREET

38TH STREET

39TH STREET

40TH STREET

41ST STREET

42ND STREET

43RD STREET

44TH STREET

45TH STREET

46TH STREET

47TH STREET

48TH STREET

49TH STREET

50TH STREET

51ST STREET

52ND STREET

53RD STREET

54TH STREET

55TH STREET

56TH STREET

57TH STREET

58TH STREET

59TH STREET

60TH STREET

61ST STREET

62ND STREET

63RD STREET

64TH STREET

65TH STREET

66TH STREET

67TH STREET

68TH STREET

69TH STREET

70TH STREET

71ST STREET

72ND STREET

73RD STREET

74TH STREET

75TH STREET

76TH STREET

77TH STREET

78TH STREET

79TH STREET

80TH STREET

81ST STREET

82ND STREET

83RD STREET

84TH STREET

85TH STREET

86TH STREET

87TH STREET

88TH STREET

89TH STREET

90TH STREET

91ST STREET

92ND STREET

93RD STREET

94TH STREET

95TH STREET

96TH STREET

97TH STREET

98TH STREET

99TH STREET

100TH STREET

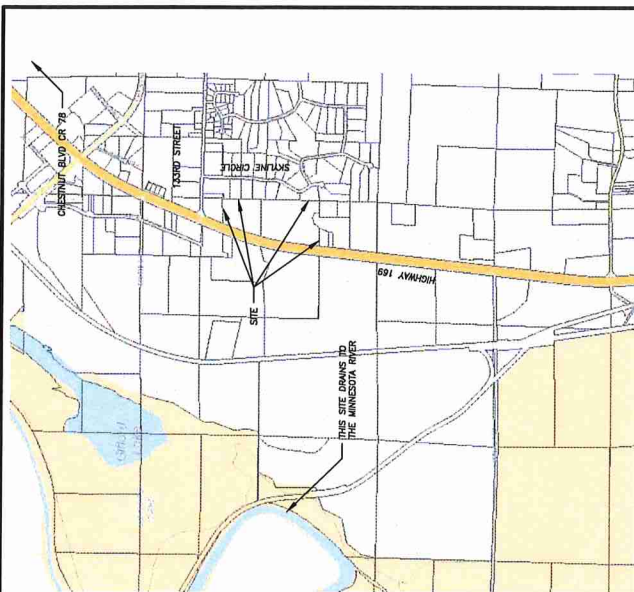
MINNESOTA RIVER

THIS SITE DRAINS TO THE MINNESOTA RIVER

169 AVENUE

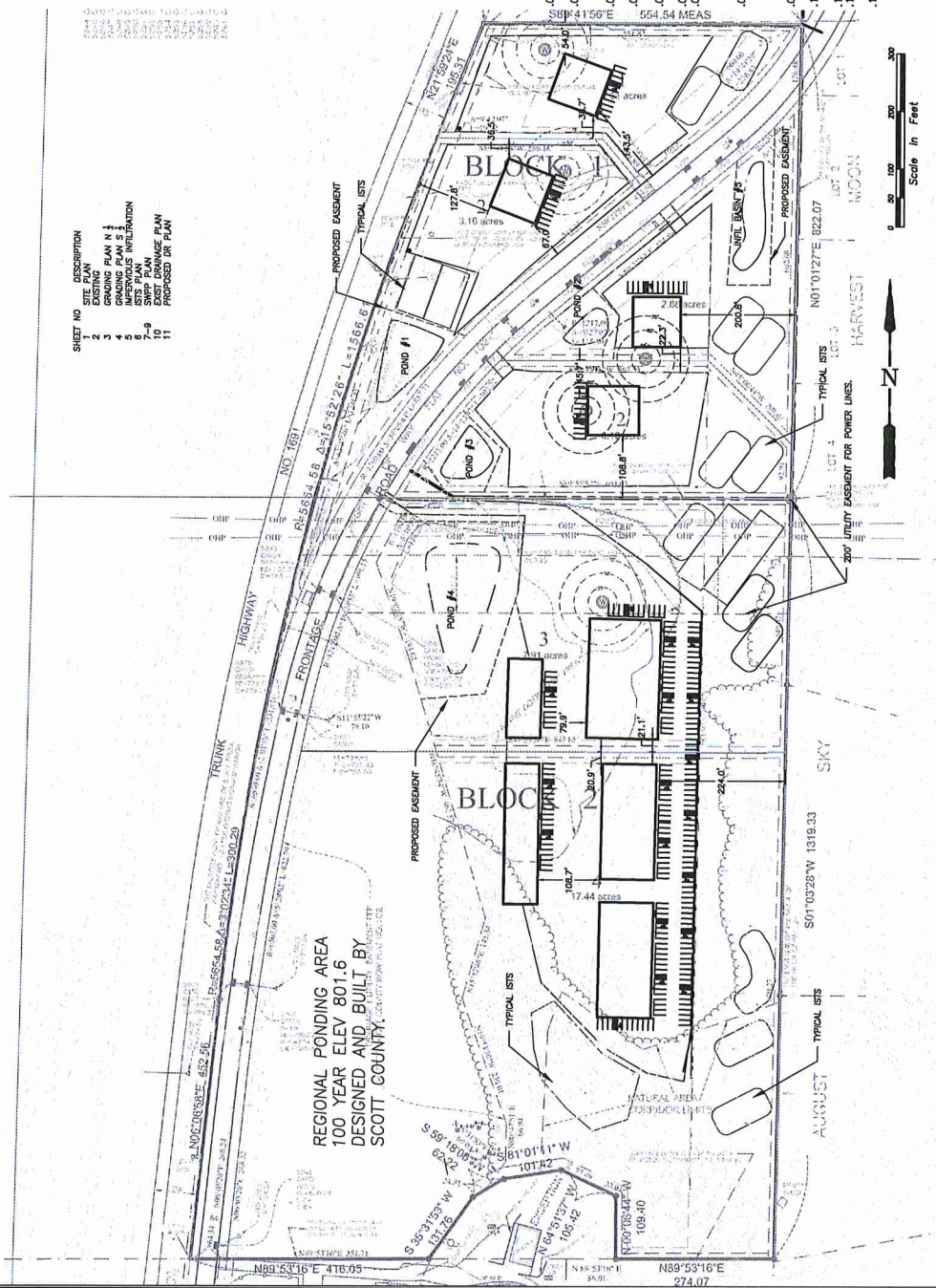
SITE

SMITHS CIRCLE



LOCATION MAP

- 01 THE CONTRACTOR SHALL COPIER ONE AND ALL UTILITY COMPANIES AND HAVE SAID COMPANIES
- 02 LOCATE ALL UTILITIES (PUBLIC AND PRIVATE) BEFORE ANY CONSTRUCTION SHALL BEGIN.
- 03 ALL GRADING, STREET WORK, AND TURF ESTABLISHMENT SHALL BE IN ACCORDANCE WITH MANOIT
- 04 SPECIFICATIONS, 2019 EDITION, AND STANDARD UTILITIES SPECIFICATION BY CITY ENGINEERS ASSOCIATION
- 05 FIELD VERIFY ALL EXISTING AND PROPOSED STORM SEWER ELEVATIONS, SIZES, AND LOCATIONS. NOTIFY
- 06 ENGINEER OF ANY DISCREPANCIES BEFORE ANY CONSTRUCTION SHALL BEGIN.
- 07 STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS 4, ASTM C-76, WITH CONFINED O-RING
- 08 COMPLETE ALL RIGID JOINTS TO BE PERFORMED SCHEDULE 40 PIPE.
- 09 COMPACT ALL FILL IN PITS TO 90% C-76 WITHIN 3" OF BENCHMARK AT
- 10 TREES AND STUMPS SHALL BE REMOVED FROM THE SITE.
- 11 100% COMPACTION. FILL UNDER BUILDINGS SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- 12 TURF SHALL BE SALVAGED AND USED ON SITE AS NEEDED IN TURF AREAS. 6" OF TOPSOIL SHALL BE
- 13 STOCKPILED IN THE STOCKPILE AREAS NOTED BY THE OWNER. PLACE HIGHER QUALITY TOPSOIL SEPARATE FROM
- 14 LOWER QUALITY TOPSOIL.
- 15 PRIOR TO PLACEMENT OF AGGREGATE BASE AND PAVEMENT, THE CONTRACTOR SHALL FURNISH A TANDEM
- 16 ROLLER TO COMPACT AND PROPERLY ROLLED AND TESTED IN THE PRESENCE OF THE OWNER'S REP. CORRECT AND RETEST FAILED AREAS BEFORE COMPLETING SUBGRADE
- 17 OR BASE PREPARATION.
- 18 REMOVE ALL BLACK DIRT AND UNSUITABLE MATERIAL FROM DRIVEWAYS AND ROADWAYS WITHIN 3" OF
- 19 ALL EROSION CONTROL MEASURES ON THE PLANS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF
- 20 GRADING OPERATIONS AND MAINTAINED UNTIL ALL AREAS ALTERED ON THE SITE HAVE BEEN RESTORED.
- 21 CATCH BASINS/AMMUNITIONS SHALL BE PRECAST.
- 22 ALL EXISTING EROSION CONTROL MEASURES MUST BE RESTORED WITH SEED OR BE HARD SURFACED
- 23 WITHIN TWO WEEKS.
- 24 EXISTING TOPOGRAPHY AND BOUNDARY SURVEY PROVIDED BY BOHLEN SURVEYING.



NOTE: 6612 CONCRETE CURB AND GUTTER SHALL BE USED WHERE NECESSARY TO DIRECT STORM WATER TO CATCH BASINS AND ULTIMATELY TO THE SEDIMENT PONDS. THE ASPHALT AREA SHOWN IS THE MAXIMUM AREA THAT IS EXPECTED TO BE PLACED BY FUTURE OWNERS. EACH OWNER SHALL PREPARE THEIR OWN INDIVIDUAL SITE PLAN, GRADING PLAN AND FROSION CONTROL PLANS FOR EACH LOT OR BUILDING.

I hereby certify that this plan was prepared by

me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota.

Date 1/5/2017 Registration No. 12783
Thomas R. Hale

Issued

ADD PENDING, ADJUST LOIS	4/27/20

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BY ORDER OF

AWN BY

Halling Engineering, Inc.

CML ENGINEERS

Phone 952.440.1680 • Fax 952.461.3308

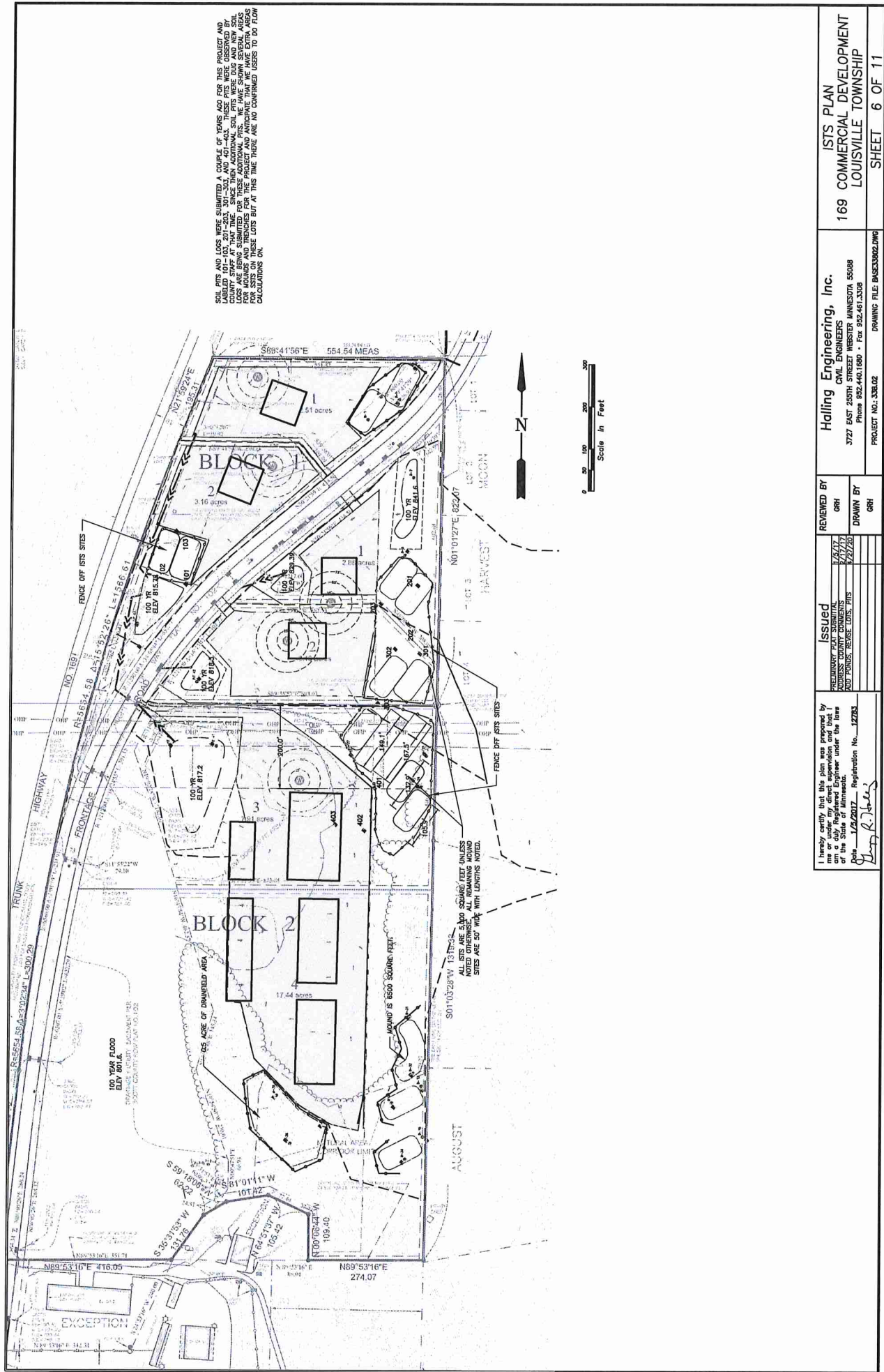
PROJECT NO.: 330.01

SITE PLAN

169 COMMERCIAL DEVELOPMENT

LOUISVILLE TOWNSHIP

SHEET 1 of 11





I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota.

Issued
PRELIMINARY PLAT SUBMITTAL
ADD PONDS, REVISED LOTS

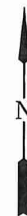
REVIEWED BY	GRH
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Halling Engineering, Inc.
CIVIL ENGINEERS
27 EAST 255TH STREET WEBSTER MINNESOTA 55088

GRADING PLAN
169 COMMERCIAL BLUFF DEV
POLICEVILLE, TOWNSHIP

PROJECT NO.: 336.01	DRAWING FILE: BASE33601.dwg
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SHEET 3 of 11



Alan Whidby Landscapes, Inc.
PO Box 1835
Minnetonka, MN 55345
952-938-6116

January 10, 2017

Project:

169 Commercial Development
Johnson Memorial Drive
Louisville Township, MN

Landscape Review:

Required Screening: A green belt planting strip of evergreens and deciduous trees and shrubs of sufficient density to compose an 80% opaque visual screen at a height of 6 feet.
Screening Standards: Deciduous trees shall be planted not more than 40 feet apart. Evergreen trees shall be planted not more than 112 feet apart of depending on the plant spread.

Provided Landscape Screening:

A variety of evergreen trees consisting of:

Black Hills Spruce

Mature height 30' – 40', Mature spread 20' – 30'. Installed spacing 15' on center.

Austrian Pine

Mature height 50' – 60', Mature spread 30' – 40'. Installed spacing 15' on center.

Techney Arborvitae

Mature height 12' – 15', Mature spread 8' – 10'. Installed spacing 12' on center.

Deciduous Trees:

Redmond Linden

Mature height 40' – 60', Mature spread 30' – 40'. Installed spacing 30' on center.

The proposed screen will provide a predominately evergreen wall 15 feet to 50 feet high with a few deciduous trees for naturalizing, across the back property line of the development abutting the residential properties.

Alan Whidby
Landscape Architect



P.O. Box 1835
Minnetonka, MN
55345

PHONE (952) 838-0116
FAX (952) 838-1204

DATE: 01/03/17

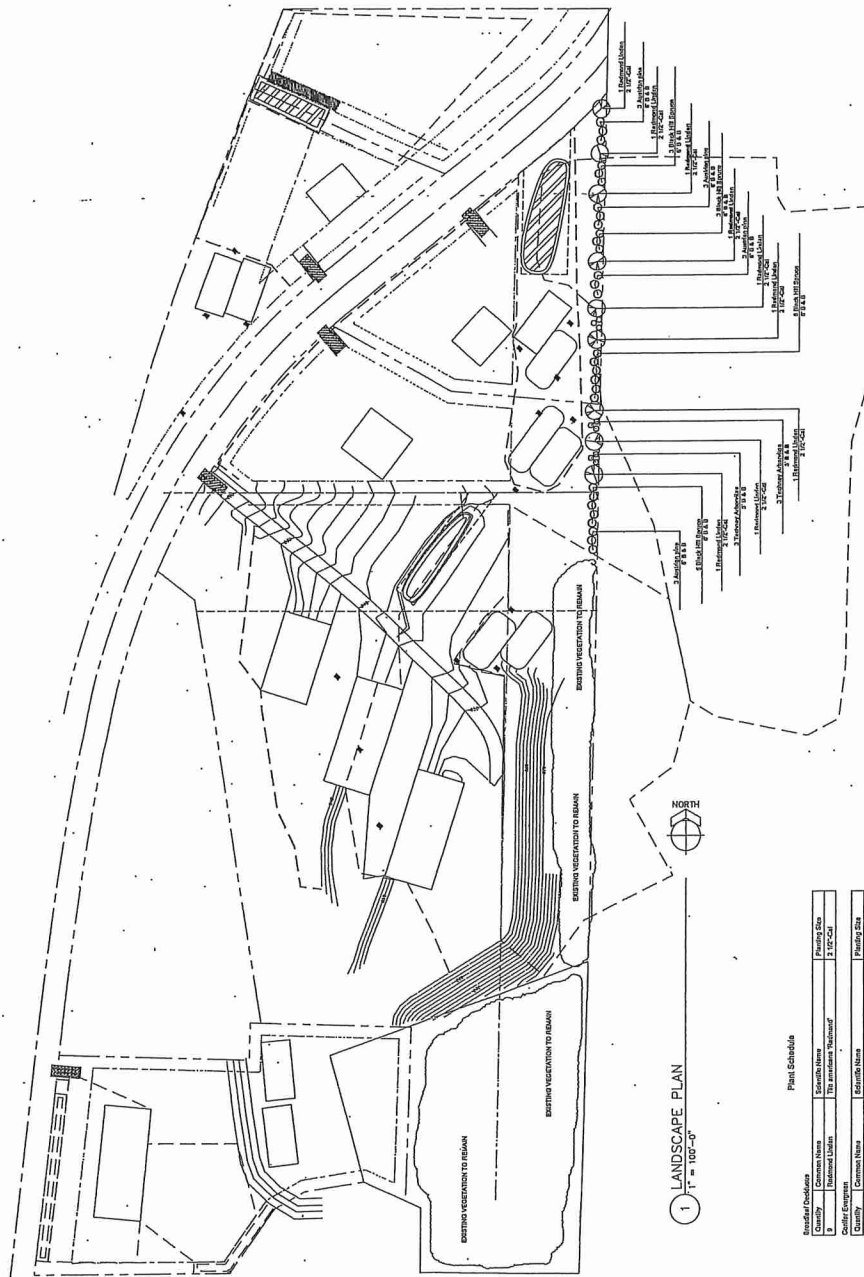
PROJECT: 2017001
DRAWN BY: AW
CHECKED BY:
DATE: 01/03/17

169 Commercial Development

Map No.
Date

L1

SHEET 1 OF 1



Plant Schedule

Plant Schedule	Plant Name	Quantity	Plant Size	Plant Spacing
1	Small Tree	10	10'-12'	10'-12'
2	Medium Tree	5	12'-14'	12'-14'
3	Large Tree	3	14'-16'	14'-16'
4	Shrub	20	6'-8'	6'-8'
5	Flowering Shrub	10	6'-8'	6'-8'
6	Groundcover	50	4'-6'	4'-6'
7	Perennial	100	4'-6'	4'-6'
8	Annual	200	4'-6'	4'-6'
9	Grass	1000	4'-6'	4'-6'
10	Wildflower	500	4'-6'	4'-6'
11	Native Plant	100	4'-6'	4'-6'
12	Native Shrub	50	4'-6'	4'-6'
13	Native Tree	20	4'-6'	4'-6'
14	Native Grass	1000	4'-6'	4'-6'
15	Native Wildflower	500	4'-6'	4'-6'
16	Native Perennial	100	4'-6'	4'-6'
17	Native Annual	200	4'-6'	4'-6'



SCOTT COUNTY
Environmental Services

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8177 • Web www.scottcountymn.gov

Memo

Date: May 8, 2020
To: Marty Schmitz, Zoning Administrator
From: Mary VonEschen, Environmental Services Department
Subject: PL2017-0003 Hwy 169 Commercial Plat

The Scott County Environmental Services Department has reviewed the information submitted for this application we still need some information before we can finish our review of this application.

1. All septic sites are required to have soil pit/borings done on each site. There are a few septic sites that have none or just one pit/boring location within the boundary of the septic site. Each septic site the boring/pit locations must be within the boundary or right next to the boundary of the septic site. Two soil pits are required for each primary septic site and two soil borings are required for each alternate septic site.
2. The septic sites need to be labeled primary and alternate sites.
3. 200' Utility easement for the power lines the septic sites cannot be in these areas without written approval from the utility company.
4. There is 35' setback from the top of the infiltration basin/storm water ponds to the septic sites. Please adjust all septic sites 35' away from the infiltration basins.
5. Lot 4 Block 2: The septic sites are located within the Scott County WMO bluff overlay. The septic sites need to be accessed for percent of slope to determine if the area is considered bluff or not.

If you have any questions, please contact me at (952) 496-8344



SCOTT COUNTY
Natural Resources Department

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.co.scott.mn.us

Memo

Date: 5/26/2020
To: Marty Schmitz, Zoning Administrator
From: Megan Tasca, P.E., Natural Resources Department
Subject: PL2017-003 169 Commercial Development

The Scott County Natural Resources Department has completed a review of plans sheets 1-11 dated 4/27/20 and a Resource Management Plan dated 4/27/20 for the 169 Commercial Development project for conformance with the regulations of Scott County Zoning Ordinance #3, Chapter 6 requirements. Please complete the requested changes and modifications and resubmit for review and approval.

1. Direct the storm sewer inlet into Pond #4 into the pond area to provide pre-treatment prior to infiltration.
2. Add tops and inverts to all proposed storm sewer structure.
3. Provide storm sewer sizing calculations for review.
4. There appears to be extra storm sewer inlets shown on the plans. See sheet 8 along the property lines between Lots 1 and 2, Block 2.
5. Show all proposed grading for ponds and infiltration basins to ensure constructability. Ponding should meet the requirements of the current MPCA NPDES Construction Stormwater Permit permanent stormwater treatment requirements.
6. The Minnesota Stormwater Manual recommends an infiltration rate of 0.8in/hr for loamy sand soils please revise the HydroCAD model or provide testing to confirm infiltration rates
7. Individual SWPPPs will be required to be developed for each lot as they developed.
8. Sheet 10 should be renamed Existing Conditions Drainage Map.
9. Provide draw down calculations for all infiltration basins to ensure 48 hour draw down time.
10. Label and indicate direction of flow for all EOF's from basins and low areas on the grading plans.
11. Provide details of connection to existing storm sewer structures within Louisville Road. Show the limits of pavement and curb removals necessary to make connections.
12. Revise the proposed grading shown on sheet 4 to remain outside of the septic system limits.
13. Provide a NOD for the wetland delineation report when available.

Please note the review of any wetland issues and/or review comments by the Township are not included.

If you have any questions or need clarification of these comments, please feel free to contact us at (952) 496-8881.